

SOUTH CAMBRIDGESHIRE DISTRICT COUNCIL

REPORT TO: Planning Committee

3rd February 2010

AUTHOR/S: Executive Director (Operational Services)/
Corporate Manager (Planning and Sustainable Communities)

S/1510/09/F - FOXTON
Extension and Conversion of Garage and Workshop to Form Annexe
At 59 Fowlmere Road, for Mrs Payne

Recommendation: Approval

Date for Determination: 4th January 2010

Notes:

This Application has been reported to the Planning Committee for determination at the request of the Local Member Cllr Mrs Deborah Roberts.

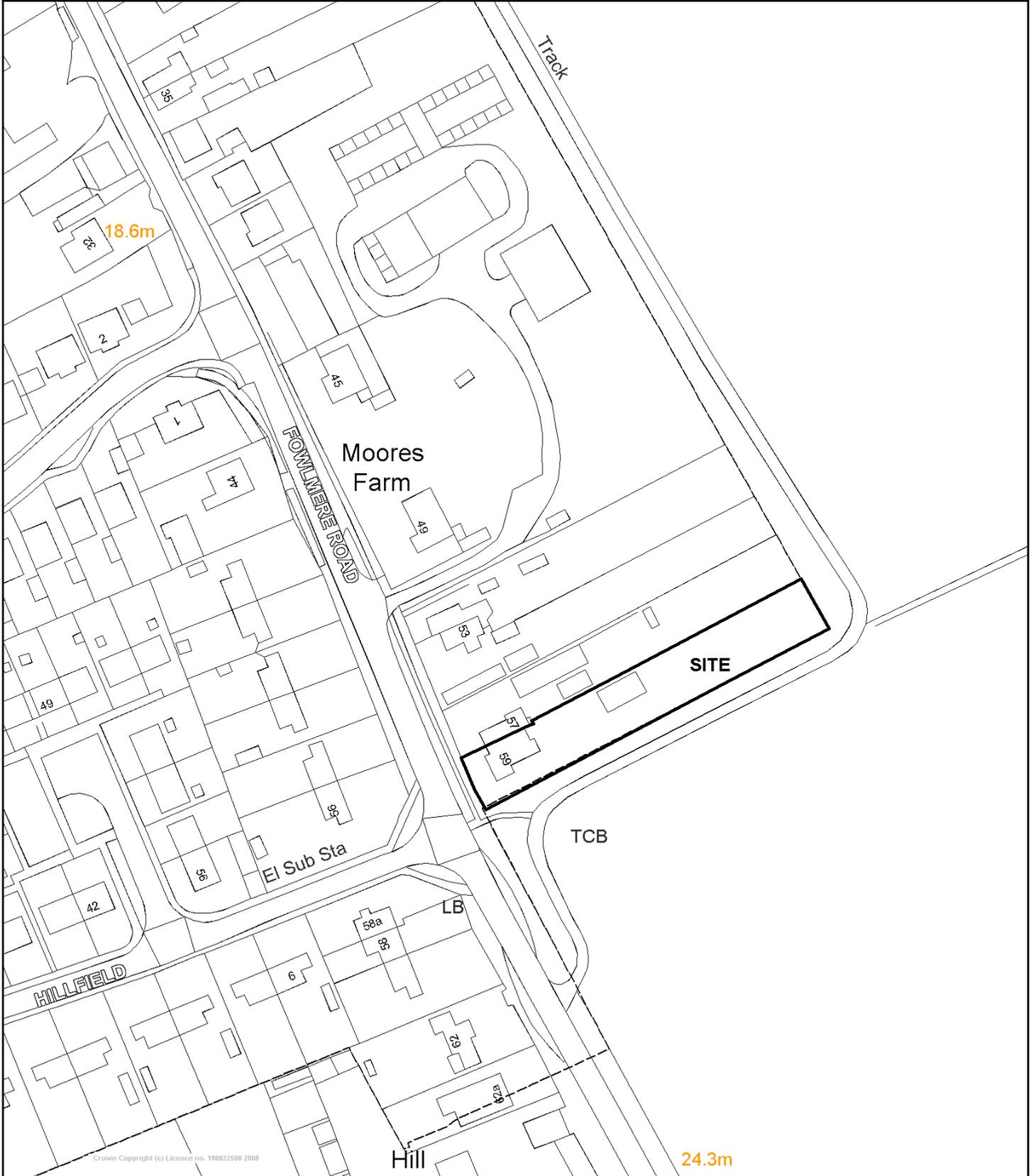
Members will visit this site on 3rd February 2010

Site and Proposal

1. No. 59 Fowlmere Road is located on the edge of the village framework, the Green Belt and is adjacent a public footpath, which all runs along the south/southeast of the site. The property is the last building on the left hand side of the road heading towards Fowlmere.
2. It is a semi-detached two-storey dwelling with a single storey extension going from the front line of the building and wrapping around to the rear of the dwelling. The front section of the extension has a ridge roof while the rear projection has a flat roof and projects beyond the two-storey section of the building.
3. Within the curtilage of the dwelling is a detached double garage/workshop, which is located 17m from the rear of the main dwelling. The garage is flat roofed, measures 3.2m tall and is located within close proximity to the shared boundary with no. 57 Fowlmere Road. There is an existing domestic window and door located on the elevation facing the main dwelling while the garage door faces to the south of the site overlooking farmland and the Green Belt. The boundary treatment on the boundary to rear of the garage consists of 1.8m high close-boarded fencing.
4. The full application, received 19 October 2009, proposes to convert and extend the existing garage/workshop to form an annexe. The garage/workshop has a depth of 6.3m and width of 10.3m, these dimensions would increase to 6.8m and 10.8m. It is proposed to add a pitched roof to the building increasing the height from 3.2m to 4m to the ridge. A Design and Access Statement accompanies this application.

Planning History

5. There have been several attempts to extend and convert the existing garage/workshop into residential accommodation. The first planning application that was submitted was **S/1253/03/F**, which was for a detached 1½-storey dwelling in the



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rear garden of no 59 Fowlmere Road, Foxton. It proposed two bedrooms and en-suites in the roof space one bedroom and bathroom at ground floor level along with dining room, kitchen and a lounge, plus a double garage. The existing garage would have remained as part of the main dwelling. The vehicular access to the dwelling would have been directly next to the main dwelling at no. 59 Fowlmere Road, Foxton. This was refused for the following reasons “The rear garden forms an important visual transition from the built up area of the village to the surrounding countryside and Green Belt. There would be adverse impact on the visual quality of the surrounding countryside and appear out of character with the linear pattern of development on this side of Fowlmere Road, contrary to policy. The amenities of the occupiers of no.59 Fowlmere Road would be adversely affected by reason of undue noise and general disturbance through the use of this access.”

6. **S/0579/04/F** followed the above application; it proposed a single storey three-bedroom dwelling with en-suite, bathroom, kitchen/utility, dining and lounge, with detached garage. The application was refused for the same reasons as above and was also dismissed at appeal for the following reasons “The proposal would cause harm to the character and appearance of the area, including the adjacent Green Belt.”
7. **S/1957/08/F** – Rather than the addition of a new dwelling this application proposed to convert the existing garage/workshop into an annexe. This would create a two-bedroom annexe; it proposed to extend at the side to create a lounge area. The annexe would have a pitched roof, there would be a gable facing the agricultural land/Green Belt, two gables on the rear elevation and on what is called the front elevation facing the main dwelling. Although the building would be lower and smaller in scale than the previous proposals it was still recommended for refusal by the Parish Council. This was for the same reasons as before, but now included highways concerns as this would create a new access onto a busy road; overbearing and overlooking adjoining properties; back land development; larger than the existing building on the site; and out of character with existing buildings in the vicinity, creating a precedent for back land development. Officer recommendation was to refuse the application due to visual appearance of the surrounding area. However, the application was withdrawn before determination.

Planning Policy

8. **South Cambridgeshire Local Development Framework (LDF) Development Control Policies, adopted January 2007**

Policy **DP/2** – Design of New Development

Policy **DP/3** – Development Criteria

Policy **DP/7** – Development Frameworks

Policy **GB/3** – Mitigating the Impact of Development Adjoining the Green Belt

Consultation

9. **Parish Council** – Recommend Refusal, no further comments were received.

Representations

10. Cllr Mrs Deborah Roberts – Having spoken to Foxton Parish Council Cllr Mrs Roberts would like the application to go to Planning Committee because the annexe is too distant from the original property to be classed as anything other than a separate and independent dwelling and note the previous refusals on the site. Personal

circumstances cannot be considered in determining the application. The family member who is to move into the main dwelling already lives in Foxton in very adequate accommodation in the village and would possibly then have extra money by way of selling that property and moving to this new one. Cllr Roberts takes the Parish Council's views seriously on this matter and therefore, asks that this is placed on the agenda for the Planning Committee and requests a site visit.

Planning Comments – Key Issues

Neighbour Impact

11. The existing garage is located within close proximity to the shared boundary with no 57 Fowlmere Road, with 0.9m gap between the back wall of the garage and the close-boarded fencing. The application proposes two windows on the rear elevation one serving the bathroom and the other serving the kitchen. The existing boundary fence will prevent any material overlooking of the neighbour's garden.
12. The application proposes to convert the existing garage/workshop, the footprint of the building does not increase; however, there is a slight increase in height from 3.2m of the flat roof structure to 4m to the proposed ridged roof. This is considered to be a modest increase particularly when compared with previous planning applications on the site, which were much taller and covered a larger footprint. The height of the proposed annexe is in line with outbuildings, which could potentially be constructed at residential properties through permitted development. The proposal would also be of a similar height as the outbuilding, which is present, near the garage/workshop in the neighbours' garden at 57 Fowlmere Road. It should also be noted that no comments have been received from adjoining properties regarding the proposal.
13. The Agent has indicated that the applicant is willing to sign a Section 106 Agreement to ensure that the annexe remains incidental to the main dwelling. With the access to the annexe being so close the main dwelling, the impact on neighbours should be minimal as the use of the access is going to be in the control of owner of 59 Fowlmere Road, Foxton. It is therefore considered that the proposal complies with Policies DP/3(2) and DP/7(2b).

Impact on the Green Belt/Countryside/Public Footpath

14. The boundary treatment on the south/southeast boundary consists of close-boarded fencing with some parts of the fence covered with hedging, shrubs or trees. Some of this planting is located within the application site and some of it is located on the side of the agricultural land. When viewed from the field/Green Belt there are only views of the top section of the garage/workshop and the existing soft landscaping helps to soften its impact.
15. The scale of the development is modest as it is using an existing building and the only addition to the building in terms of volume will be the increase in roof height. Planning Application S/0579/04/F which was dismissed at appeal, proposed a three-bedroom bungalow with a detached double garage. Therefore, the footprint was much larger and would project further above the fence line. The Inspector concluded that the "...generally open, undeveloped character of the appeal site contributes to a transition between the built-up area of the village and the countryside beyond. The site plays an important part in the character of the village at this point and that in this context the proposed development would be harmful to the adjacent countryside and the visual amenities of the Green Belt". The Inspector also concluded that the

proposal would have amounted to backland development, which is out of character with the area.

16. This proposal is for an annexe, which is to be used incidental to the main dwelling. It is not considered that the proposed re-use of the garage/workshop to provide an annexe would be harmful to the openness of the Green Belt. The building is adjacent and not within the Green Belt, the building is located on the boundary with the neighbour and not the boundary shared with the Green Belt. There is to be a modest increase in height, which is not considered to have a materially greater impact than the present on the openness of the Green Belt. It is of a permanent and substantial construction that is capable of conversion, it is in keeping with surrounding properties and the materials are proposed to be similar that of the main dwelling. The proposal is therefore considered to comply with Policies GB/3, DP/2 and DP/3 of the South Cambridgeshire Local Development Framework, Development Control Policy, adopted July 2007.

Recommendation

17. Approve.

Conditions

1. The development hereby permitted shall be begun before the expiration of 3 years from the date of this permission. (Reason - To ensure that consideration of any future application for development in the area will not be prejudiced by permissions for development, which have not been acted upon.)
2. The development, hereby permitted, shall be carried out in accordance with the following approved plans: P-1410-01 Rev A.
(Reason - For the avoidance of doubt and in the interest of proper planning of the area.)
3. No windows, doors or openings of any kind, other than those expressly authorised by this permission, shall be constructed in side elevation adjacent to no. 57 Fowlmere Road, Foxton of the proposed annexe unless expressly authorised by planning permission granted by the Local Planning Authority in that behalf. (Reason - To safeguard the privacy of the occupiers of no. 57 Fowlmere Road, Foxton in accordance with Policy DP/3 of the adopted Local Development Framework 2007.)
4. The extension/annexe, hereby permitted, shall not be occupied at any time other than for purposes ancillary to the residential use of the dwelling known as 59 Fowlmere Road. (Reason - To protect the amenities of adjoining residents in accordance with Policy DP/3 of the adopted Local Development Framework 2007.)

Background Papers: the following background papers were used in the preparation of this report:

- South Cambridgeshire Local Development Framework, Development Control Policies, adopted July 2007
- Planning Files Reference: S/1957/08/F, S/0579/04/F, S/1253/03/F, and S/0558/79/F
- Appeal Decision from Planning Application S/0579/04/F

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