

SOUTH CAMBRIDGESHIRE DISTRICT COUNCIL

REPORT TO: Development and Conservation Control Committee 2nd February 2005
AUTHOR/S: Director of Development Services

S/2355/04/F - Castle Camps Extensions at 2 Bolts Hill for Mr & Mrs Gregory

Recommendation: Refusal
Date for Determination: 19th January 2005

Site and Proposal

1. No. 2 Bolts Hill forms one of a group of isolated dwellings that are situated in an area of undulating countryside approximately 1 mile to the south west of Castle Camps. It is a two-storey, semi-detached, pebble dash render and slate cottage that has been significantly extended over the past 30 years. A public footpath runs across open fields to the rear of the site.
2. The application, received on 19th November 2004, proposes the erection of a first floor over the existing single storey rear extension, a single storey covered walkway to the side and rear of the garage, an external timber staircase to the rear of the garage and various alterations to the external appearance of the existing building.

Planning History

3. Planning permission was granted in 1975 for a two-storey rear extension **(S/1221/74/F)** that increased the floor area of the original cottage by 35 square metres and the volume by 112 cubic metres (88%).
4. Planning permission was subsequently granted in 1980 for a two-storey detached garage with studio above **(S/1615/79/F)** that increased the floor area by an additional 32 square metres and the volume by 111 cubic metres (87%).
5. A further two-storey link extension between the house and garage was granted planning permission in 1994 **(S/0835/94/F)**. This increased the floor area by approximately 17 square metres and the volume by 35 cubic metres (28%).
6. The house also has a single storey rear extension and porch that have not been granted planning permission, but add a further 14 square metres and 46 cubic metres (36%) to the floor area and volume of the original cottage.

Planning Policy

7. **Policy HG13** of the **South Cambridgeshire Local Plan 2004** states in part that extensions to dwellings in the countryside will only be permitted where the extension does not lead to a 50% increase or more in volume or gross internal floor area of the original dwelling; and the proposed extension is in scale and character with the existing dwelling and would not materially change the impact of the dwelling upon its surroundings. The aim of this policy is to minimise the impact of development upon the landscape and to prevent the gradual reduction in the stock of small and medium sized dwellings in the countryside.

Consultation

8. **Castle Camps Parish Council** approves the application.

Representations

Applicant's Agent

9. "We would like to stress that this extension is very much required for our client's growing family and to help improve the value of the property to help justify the other costly improvements.

The principal of the alterations is to make the house more cohesive and more in keeping with the properties nearby and we believe will generally improve the road as a whole."

Planning Comments - Key Issues

Impact upon the Countryside

10. The original cottage at No. 2 Bolts Hill was small in scale and measured just 46 square metres in floor area and 127 cubic metres in volume. The existing extensions have already increased both the floor area and volume by approximately 200% and substantially changed the impact of the dwelling upon its surroundings.
11. The proposed extension would add a further 30% to both the floor area and volume of the existing cottage, resulting in a total increase of approximately 230%. This is clearly over the 50% limit identified in part of the criteria to Policy HG13 of the Local Plan.
12. The rear elevation of No. 2 Bolts Hill is clearly visible over the boundary fence from the public footpath that runs across the open fields to the north of the site. The existing single storey lean-to extension to the rear of the cottage breaks up the mass of the rear elevation of both Nos. 1 and 2 Bolts Hill.
13. The proposed extension would raise the height of the roof to the same level as the adjacent property at No. 1 Bolts Hill and increase the bulk of the cottage when viewed from the public footpath. This would result in extensions that considerably change the scale and character of the cottage and materially increase its impact upon its surroundings to the detriment of the character and appearance of the area.

Other Matters

14. I note the personal circumstances of the applicants and their need for additional space, but do not consider that these reasons outweigh the harm that the extension would have upon the surrounding countryside.

Recommendation

15. Refusal
 1. The proposed extensions would result in a 230% cumulative increase in the size of the original cottage and materially enlarge the bulk and mass of the

rear elevation to the detriment of the character and appearance of the countryside when viewed from the public footpath to the north.

2. The proposal would therefore be contrary to Policy HG13 of the South Cambridgeshire Local Plan 2004 that states extensions in the countryside will only be permitted where the extension does not lead to a 50% increase or more in volume or gross internal floor area of the original dwelling and the proposed extension is in scale and character with the existing dwelling and would not materially change the impact of the dwelling on its surroundings.

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

- South Cambridgeshire Local Plan 2004
- File References S/1221/74/F, S/1615/79/F, S/0835/94/F and S/2355/04/F.

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