

SOUTH CAMBRIDGESHIRE DISTRICT COUNCIL

REPORT TO: Development and Conservation Control Committee 1st June 2005
AUTHOR/S: Director of Development Services

S/0669/05/F - Little Eversden Extensions and Alterations, 8 Bucks Lane for Mr and Mrs Astin

Recommendation: Refusal

Site and Proposal

1. The site is located outside of the village framework and in the Green Belt. The site is approximately 0.4 acres in size, some of which is not included in the residential curtilage of this dwelling. The dwelling house is located in the south western corner of the plot. Under permitted development a garage building has been constructed perpendicular to the east of the dwelling house. There is a large shingle driveway with turning space that can adequately accommodate a large number of vehicles off road to the north east of the dwelling house. There are various trees screening on all of the boundaries. The OS plan shows two outbuildings on the site, of which the one closest to the road has been removed. The newly erected building built under permitted development is located much closer to the dwelling house.
2. The full application received 8th April 2005 is for the erection of a two-storey rear extension creating a lounge at ground floor and a double bedroom with en suite on the first floor.

Planning History

3. **S/0361/03/O** – Outline Application for one dwelling. The application was refused and later dismissed at appeal. The application proposed a nearly equal sub-division of the plot for an additional dwelling. The Inspector dismissed the appeal based on the adverse affect it would have on the character of the countryside, harmful to the function and purpose of the Green Belt and the lack of special circumstances to overcome the presumption against such development.

Planning Policy

4. Local Plan 2004 **Policy GB2 The boundaries of the Green Belt** states that planning permission will not be granted for inappropriate development in the Green Belt unless very special circumstances can be demonstrated. It also states that development is 'inappropriate' unless, amongst others, it comprises the extensions to dwellings provided the criteria in Policy HG13 are met and that the overall impact of any extension does not result in the dwelling having a materially greater impact on the openness of the Green Belt.
5. Structure Plan **Policy P9/2a Green Belt**, precludes development other than that required for agriculture and other uses appropriate to a rural area.

6. Local Plan **HG13 Extensions to dwellings in the countryside** states, in part, that extensions to dwellings in the Countryside will 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 house 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.
7. Structure Plan **Policy P1/3 Sustainable design in Built Development**, requires a high standard of design for all new development.
Consultation
8. Little Eversden Parish Council recommends approval. Comments state that "the previous design was criticised by the local as in the wrong direction and withdrawn. The present design has general approval from the Locals as having addressed the problem"

Representations

9. None received

Planning Comments – Key Issues

10. The key issues to consider is the impact the proposed extension has on the Green belt and the surrounding countryside
11. **Impact on the Green Belt and the surrounding Countryside**
The proposed extension is located to the rear of the property and is not prominent from the front elevation. The garden area is mostly located to the side of the dwelling house. The building that has been built under permitted development is a large structure, with a double bay garage, internal storage space and a wood store area. It has a ridged roof, and predominately made from timber and slate.
12. The proposed two-storey extension increases the floor area over 50% of the original dwelling house of which HG13 aims to resist. Cumulatively the increase of the dwelling house and the structure built under permitted development will have a material impact on the openness of the Green Belt of which Policy GB2 aims to resist. The existing development on this site and the proposed extension to the rear increases the bulk of the built environment on this site. I am of the view that two storey rear extension should be reduced to meet the criteria of Policy HG13 and hence Policy GB2.
13. Policy HG13 goes on to say why extensions to dwelling outside the frameworks need careful control. It states the important need to impose some limitation on the permissible proportionate increase in dwelling sizes with the aim of preventing a gradual reduction in the stock of smaller and medium sized dwellings in the Countryside. Paragraph 4.35 of the South Cambridgeshire Local Plan 2004 states that limited extension or alteration of existing buildings in the Green Belt is regarded as appropriate provided the development does not result in disproportionate additions over and above the original building. Policy GB2 enforces this matter. This part of the Local Plan goes on to say extensions should not dominate the original dwelling in terms of height or scale and should not materially change the impact of the dwelling on the Green Belt. Extensions either individually or cumulatively should not lead to an increase of more than 50% volume over the original dwelling.

14. The calculations of the original dwelling house exclude the two single storey elements of 8 Bucks Lane which appear to have added after 1948. On that basis the percentage increase of the extension would be approximately 75%. However the applicant assures me these were part of the original dwelling house. He claims he has evidence to prove this. I shall report verbally if and when provided. If indeed this is the case, the extension would represent approximately a 55% increase in floorspace.

Recommendation

Refusal

15. No 8 Bucks Lane is a small detached, rendered property located outside of the village framework. It lies within the Cambridge Green Belt. The floorspace of the proposed extension would represent an increase of over 50% of the original dwelling house and would significantly alter the character of this site. The cumulative bulk of development and change of character would significantly alter the impact of the dwelling on its surroundings and thus harm the visual qualities of the countryside and the openness of the Green Belt. The proposal is therefore contrary to Policies HG13 and GB2 of the South Cambridgeshire Local Plan 2004 and Policy P9/2a of the Cambridgeshire and Peterborough Structure Plan 2003.

Background Papers: the following background papers were used in the preparation of this report: S/0669/05/F

South Cambridge Local Plan 2004
Cambridgeshire and Peterborough Structure Plan 2003
Planning Application File Ref: S/0669/05/F

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