

## SOUTH CAMBRIDGESHIRE DISTRICT COUNCIL

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**REPORT TO:** Development and Conservation Control Committee

1<sup>st</sup> June 2005

**AUTHOR/S:** Director of Development Services

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**S/0828/04/O - Dry Drayton  
Erection of Annexe at Trinity Collage, 42 Oakington Road, Dry Drayton for  
Mr and Mrs Jenkinson-Dix**

**Recommendation: Approval  
Date for Determination: 16 June 2004**

Members will visit this site on 31<sup>st</sup> May 2005.

### **Site and Proposal**

1. Trinity Collage is a render and tiled detached bungalow with timber outbuilding situated on the eastern side of Oakington Road, adjacent (but just within) the north-east boundary of the village framework of Dry Drayton. The site has a road frontage of approximately 26m with a frontage hedge approximately 1m in height. The site is bordered by a field to the west, stable block along the road frontage to the north east with fields behind, paddock to the rear ((south east) and 2-storey detached dwelling with front double garage to the south west (Courtlands). Adjacent land to the west, north-east and east, as well as land to the rear of the adjacent stable block and Courtlands is within the Cambridge Green Belt.
2. The outline application received on 21<sup>st</sup> April 2004 is for an annexe with siting and means of access to be considered at this outline stage. Design and landscaping are reserved matters. The annexe measuring 6.5m in width and 11m in length is proposed to be sited in the north-east corner of the site, and centred on the footprint of a garage/stable, since demolished. The annexe is to be accessed using the existing vehicular access to the site. The annexe is to be sited adjacent, but just within the village framework boundary for Dry Drayton.
3. The applicant has stated in a letter dated 18<sup>th</sup> March 2004 that the annexe is for their elderly parents, who "currently live some considerable distance from us and my brother. Such an annexe would allow my parents to retain their independence as long as possible and will ensure that both my brother and I are close at hand should either fall ill or need more intensive care or support." They add that existing outbuildings on the property were not suitable for conversion for this purpose. A letter was received on behalf of the applicant on 9 May 2005, which confirms that the need for the annexe is as per their earlier letter.

### **Planning History**

4. Full planning permission was given in July 2002 for a replacement dwelling with detached garage and temporary siting of caravan (**Ref: S/1168/02/F**). This permission has not been implemented.
5. On 18<sup>th</sup> April 2005, a Section 106 legal agreement was signed, which restricted the use of the annexe to members of the family occupying the dwelling or their

employees or former employees. Planning officers were not willing to support this planning application, in the absence of a signed legal agreement.

6. A full planning application for a dwelling and annexe, following the demolition of the existing dwelling was submitted on 7<sup>th</sup> April 2005 (**Ref: S/0660/05/F**). This planning application is under consideration (see following report).

### **Planning Policy**

7. **Policy P1/3** of the Cambridgeshire and Peterborough Structure Plan 2003 ("The County Structure Plan") requires a high standard of design for all new development that responds to the local character of the built environment.
8. **Policy HG12** of the South Cambridgeshire Local Plan 2004 ("The Local Plan") sets out the requirements that must be met in order for proposals to extend or alter dwellings within village frameworks to be considered for approval. This policy states that proposals which would seriously harm the amenities of neighbours through undue loss of light or privacy, being unduly overbearing in terms of its mass, or would adversely affect surrounding properties by virtue of its design, layout, location or materials will not be permitted. This policy is relevant due to the siting of the annexe within 5 metres of the approved replacement dwelling.
9. **Policy SE9** of the Local Plan states that development on the village edges should be designed and landscaped to minimise the impact of development on the countryside.

### **Consultation**

10. **Dry Drayton Parish Council** - Recommendation of Approval. No other comments made.

### **Representations**

11. **Councillor Roger Hall** - No comments made on merits of application, but has requested that this application and S/0660/05/F are determined at Committee, following a site visit by Councillors.

### **Planning Comments - Key Issues**

12. The key issues for consideration in the assessment of this application are whether the proposed siting and means of access of the annexe would be harmful to the visual amenities of the streetscene and/or adjacent Green Belt or not, or would result in a loss of highway safety.

### ***Visual Impact on Streetscene and adjacent Green Belt***

13. I am of the view that an annexe in this position adjacent the existing dwelling, replacement dwelling as approved in S/1168/02/F or replacement dwelling as proposed in S/0660/05/F would have an acceptable visual impact on the streetscene and the adjacent Countryside/Green Belt. It is noted that the annexe is to be predominantly sited on the footprint of former outbuildings.

### ***Highway Safety***

14. I am of the view that the proposed means of access to the annexe is appropriate and would not lead to a loss of highway safety. I am satisfied that there is scope to create

three on-site car parking spaces to adequately cater for the parking needs of the existing dwelling (or replacement dwelling) plus annexe.

***Impact on Residential Amenity of Adjacent Property***

15. I am satisfied that an annexe of this size and siting could be positioned on the site without seriously harming the residential amenity of the adjacent property, Courtlands.

**Recommendation**

16. Approve

**Conditions of Consent**

1. Application for approval of the reserved matters shall be made to the Local Planning Authority before the expiration of 3 years from the date of this permission.

The development hereby permitted shall be begun before the:

expiration of 5 years from the date of this permission, or

before the expiration of 2 years from the date of approval of the last of the reserved matters to be approved, whichever is the later.

(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. No development shall commence until full details of the following reserved matters have been submitted to and approved in writing by the Local Planning Authority:-  
a) Design and external appearance of the building;  
b) The landscaping of the site.  
(Reason - The application is for outline permission only and gives insufficient details of the proposed development.)

3. No development shall commence until details of a) the materials to be used for the external walls and roof and b) boundary treatment along the north east and south east boundaries of the site have been submitted to and approved in writing by the Local Planning Authority; the development shall be carried out in accordance with the approved details.  
(Reason - To ensure the satisfactory appearance of the Development and ensure detailing appropriate to the rural character of the site and adjacent land.)

4. No development shall commence until details of the siting and layout of the space to be provided on the site for the parking of three cars is submitted to and approved in writing by the Local Planning Authority; the parking spaces shall be provided in accordance with the agreed details before the annexe is occupied, and that area shall not thereafter be used for any purpose other than the parking of cars.  
(Reason - In the interests of highway safety.)

5. If gates are to be provided to the vehicular access they should be set back 5.0 metres from the edge of the carriageway.  
(Reason - In the interests of highway safety.)
6. Visibility splays shall be provided on both sides of the access and shall be maintained free from any obstruction over a height of 600mmm within an area of 2m by 2m, measured from and along respectively the back of the footway.  
(Reason - In the interests of pedestrian safety.)

### **Informatives**

The occupancy of the annexe is the subject of a Section 106 Legal Agreement signed 18<sup>th</sup> April 2005.

For clarification purposes, land outlined in blue on the submitted location plan has a lawful land use of agriculture and planning permission would be required for any material change of use of this land.

### **Reasons for Approval**

1. The development is considered generally to accord with the Development Plan and particularly the following policies:
  - **Cambridgeshire and Peterborough Structure Plan 2003:**  
**P1/3** (Sustainable design in built development)
  - **South Cambridgeshire Local Plan 2004:**  
**SE9** (Village Edges)  
**HG12** (Extensions and Alterations to Dwellings within Village Frameworks)

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

- Cambridgeshire and Peterborough Structure Plan 2003;
- South Cambridgeshire Local Plan 2004; and
- Planning File Refs: S/1168/02/F, S/0828/04/F and S/0660/05/F

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