

## SOUTH CAMBRIDGESHIRE DISTRICT COUNCIL

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**REPORT TO:** Development and Conservation Control Committee 4<sup>th</sup> January 2006  
**AUTHOR/S:** Director of Development Services

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**S/2132/05/F – West Wickham**  
**Conversion of Outbuilding into Annexe at Bottle Hall for Mr & Mrs N Robinson**

**Recommendation: Approval**  
**Date for Determination: 3<sup>rd</sup> January 2006**

### Site and Proposal

1. Bottle Hall is a two storey render and slate dwelling located in open countryside between the villages of Balsham to the north-west and West Wickham to the south-east. Within the substantial garden area to the west of the dwelling is a single storey timber and pantile outbuilding constructed approximately two years ago.
2. The full application, submitted on 8<sup>th</sup> November 2005, seeks to convert the outbuilding into an annexe. The annexe would be occupied by Mr Robinson's father, who is presently living in the main house but would prefer the independence and space afforded by a self-contained unit. Internally, the annexe would comprise a single en-suite bedroom, kitchen and living room. Three windows would be added to the west side elevation of the outbuilding and a new entrance door and decking added to the eastern side. The existing vehicular access and parking areas would be shared between the main dwelling and the proposed annexe.

### Planning History

3. **S/0724/95/O** – Outline application for a dwelling on the garden land on the west side of Bottle Hall refused and subsequently dismissed at appeal.
4. **S/0479/99/F** – Application for extension, garage and vehicular access approved.
5. **S/1379/01/F** – Application for extensions to the dwelling approved.

### Planning Policy

6. **Policy P1/2** of the Cambridgeshire and Peterborough Structure Plan 2003 resists development in the countryside unless proposals can be demonstrated to be essential in a particular rural location.
7. South Cambridgeshire Local Plan 2004 **Policy SE8** states that residential development outside village frameworks will not be permitted.
8. **Policy HG13** of the Local Plan 2004 states that, outside village frameworks, extensions to dwellings will be permitted where:
  - a. The proposed development would not create a separate dwelling or be capable of separation from the existing dwelling;
  - b. The extension does not exceed the height of the original dwelling;

- c. The extension does not lead to a 50% increase or more in volume or gross internal floor area of the original dwelling;
- d. 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;

### **Consultations**

9. **West Wickham Parish Council** recommends refusal (split vote 3-1). No further comments are made.

### **Representations**

10. None

### **Planning Comments – Key Issues**

11. The key issues to consider in the determination of this application are:
- a. The principle of using the barn as an annexe;
  - b. Whether the proposal would harm the character and appearance of the countryside;
  - c. Whether the proposal would result in an unacceptable volume of additions to the original dwelling.
12. The existing dwelling has already been extended by more than 50% and the creation of additional habitable accommodation through the conversion of the outbuilding to an annexe, would, in principle, be contrary to this policy. However, the proposal should be considered against the two key aims of Policy HG13 which are, firstly, to maintain small units of accommodation in the countryside and, secondly, to protect the character of the countryside. With respect to the first aim of the policy, the existing dwelling is a large family property and the proposal would not result in the loss of a small or medium sized dwelling. In this respect, therefore, I consider the principle of providing additional accommodation to be acceptable.
13. Turning next to the visual impact of the development, given that the outbuilding exists and minimal changes are proposed to its external appearance, its use as an annexe would not harm the character or openness of the countryside.
14. To summarise, the principle of converting the outbuilding to form an annexe is considered to be acceptable in principle given that the proposal would not compromise the aims of Policy HG13 of the Local Plan. Any approval for an annexe should be subject to a Section 106 Legal Agreement to ensure that it is occupied in association with the main dwelling at Bottle Hall (ie – by a family member) and is not separated off and occupied as a separate dwelling, which would be contrary to Policy SE8 of the Local Plan.
15. The outbuilding was constructed approximately two years ago as a workshop and, on the basis that it was to be used for purposes incidental to the main house, did not require planning permission. I understand that the applicant used the building for his hobby of upholstery and then wanted to extend the use to offer training courses in upholstery. He was advised by this Authority that such a use would require planning permission but that Officers would be unlikely to support such an application as it would be contrary to planning policy. If consent is granted to use the outbuilding as an annexe, there is an existing building on the east side of the dwelling that the applicants may convert to form a private domestic workshop.

## **Recommendation**

16. Subject to the prior signing of a Section 106 Agreement to ensure the annexe is occupied by a family member in association with the main dwelling, Bottle Hall, and not let out or sold as a separate unit of accommodation, Approve.
  1. Standard Condition A (Reason - A)

## **Informatives**

### **Reasons for approval**

1. The development is considered generally to accord with the Development Plan and particularly the following policies:
  - a) Cambridgeshire and Peterborough Structure Plan 2003:  
**P1/2** (Environmental Restrictions on Development).
  - b) South Cambridgeshire Local Plan 2004:  
**HG13** (Extensions to Dwellings in the Countryside).

**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
- Planning application ref: S/2132/05/F

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