

SOUTH CAMBRIDGESHIRE DISTRICT COUNCIL

REPORT TO: Development and Conservation Control Committee

1st March 2006

AUTHOR/S: Director of Development Services

S/2444/05/F- Eltisley

Extension to Dwelling, Erection of Garage/Store and Stable Block, and Enlargement of Curtilage at Beehive Cottage, Potton End for M & C Kamper

Recommendation: Refusal

Date for Determination: 2nd March 2006

Site and Proposal

1. The application site lies to the south of the built up framework of Eltisley, on the eastern side of Potton End. The site lies within an area of open countryside and the 'Bedfordshire and Cambridgeshire Claylands Landscape Character Area', as defined in the Local Plan.
2. The application site currently comprises a two-storey detached thatched dwelling with attached garage and rear garden laid to lawn. In addition, there is a shed located in the rear garden. Beyond to the east of the dwelling lies an area of grassland, which is currently fenced off from the residential dwelling. To the north of the existing dwelling there are a number of grassed areas fenced off, which contain chickens.
3. The application proposes an extension to the existing dwelling, the erection of a garage and store, erection of a stable block, and an enlargement of the residential curtilage.

Planning History

4. **S/82/0777/F-** Extension to Beehive Cottage, approved in July 1982.

Planning Policy

Cambridgeshire and Peterborough Structure Plan 2003

5. **Policy P1/2** explains that development will be restricted in the countryside unless the proposals can be demonstrated to be essential in a particular rural location.
6. **Policy P1/3** states that a high standard of design and sustainability for all new development will be required which provides a sense of place that responds to the local character of the built environment, and pays attention to the detail of form, massing, textures, colours and landscaping.

South Cambridgeshire Local Plan 2004

7. **Paragraph 2.28** notes that it is important in planning policy terms to limit the amount of new development that can take place in rural areas with few services and little or no public transport.

8. Local Plan **Policy HG13** explains 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, and where the proposed extension is in scale and character with the existing dwellings and would not materially change the impact of the dwelling on its surroundings.
9. **Policy EN1** explains that in all its planning decisions, the District Council will seek to ensure that the local character and distinctiveness of the Landscape Character Area is respected, retained and wherever possible enhanced. Planning permission will not be granted for development which would have an adverse effect on the character and local distinctiveness of these areas.
10. **Policy EN3** states that in those cases where new development is permitted in the countryside the Council will require that the scale, design and layout of the scheme; the materials used within it; and landscaping works are all appropriate to the particular 'Landscape Character Area', and reinforce local distinctiveness where possible.
11. **Policy EN5** notes that the District Council will require trees, hedges and woodland and other natural features to be retained wherever possible in proposals for new development.

South Cambridgeshire Local Development Framework Submission Draft (2006)

12. **Policy DP/3** states that planning permission will not be granted where the proposed development would have an unacceptable adverse impact on the countryside, and landscape character in accordance with Policy NE/4.
13. **Policy HG/6** explains 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 where 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.
14. **Policy NE/4** notes that development will only be permitted where it respects and retains or enhances the local character and distinctiveness of the individual Landscape Character Area in which it is located.

Consultation

15. **Eltisley Parish Council** - Approve (no comments).
16. **County Map Officer** - No objection to the proposed development, but would like to point out that Public Footpath Number 3 runs to the south of the site. Suggests a number of Informatives should the application be approved.

Representations

17. None received

Planning Comments – Key Issues

Proposed Extension to Dwelling

18. The application proposes an extension to the existing dwelling which would result in the significant enlargement of the current unit, incorporating a new garden room, study and dining room, and an enlarged kitchen, utility and sitting room on the ground floor. In addition, there would be an additional two bedrooms and en-suite on the first floor of the dwelling. The proposal does include demolition of an existing single-storey extension.
19. Policy HG13 states that extensions to dwellings outside frameworks will be permitted where the extension does not lead to a 50% increase or more in the volume or gross floorspace of the original dwelling. It appears that the original dwelling had a floorspace of approximately 134 square metres. Beehive Cottage has already had extensions to the original dwelling under planning permission reference S/0777/82, amounting to approximately 12 square metres in additional floorspace (an increase of 12% in floorspace).
20. The current application proposals would create a floorspace of approximately 258 square metres, which would represent a total floorspace increase of approximately 100%. This figure is well above the increase in floorspace considered appropriate in such circumstances and in locations situated outside village frameworks. The proposal is therefore contrary to Local Plan Policy HG13.

Erection of Garage

21. The application also proposes a two-storey garage. It is proposed that the garage be sited to the north of the current dwelling, and would be 1½ -storey in order to accommodate a storage area on the upper level together with a garden store and space for a vehicle on the ground level. The proposed garage would create a floorspace of approximately 105 square metres.
22. The proposed garage, which would be 6 metres high to ridge, would appear as a prominent feature from the road, and would change the openness of the application site. No information has been provided by the applicant regarding the need for the large amount of storage area proposed in the garage.

Enlargement of Curtilage

23. In relation to the proposed enlargement of the residential curtilage, the application proposes a large area to be included within the curtilage of the dwelling. The existing curtilage has an area of 0.11ha, to which would be added a further 0.21ha, representing an increase of 190%. The proposed extension does not relate to any existing physical boundaries on the ground, and no justification has been provided as to why the residential curtilage should be extended in this way.
24. The application site is located within the Bedfordshire and Cambridgeshire Claylands Landscape Character Area, which is characterised by large open arable fields. Scattered villages add interest to the landscape, and these settlements are associated with smaller, hedged fields and paddocks on their edges.
25. The change of use of this land would alter the openness of this part of the countryside and detract from the character of the area, and is therefore considered contrary to Local Plan Policy EN1.

Erection of Stable Block

26. This application also seeks the erection of a stable block, which would include two stables, one tack room and one hay barn, to be sited to the north east of the existing dwelling. It is considered that the erection of a stable block in this location is acceptable and no concerns regarding this element of the application are being raised.

Recommendation

27. Refuse, for the reasons given below

Reasons for Refusal

1. The proposed significant enlargement of the residential curtilage is inappropriate in this location, and would detract from the rural character and open nature of the area. It is therefore contrary to the South Cambridgeshire Local Plan 2004 Policy EN1, which aims to respect, retain and enhance the landscape character of the Landscape Character areas.
2. The original house has already been extended by virtue of a 1982 planning permission (S/82/0777/F). The proposed extension, including additions to both the ground and first floor would materially increase the impact of the dwelling on its surroundings, and would feature extensions representing an increase of 92% over the original dwelling, which is unsympathetic to the scale and character of the existing dwelling. The resulting dwelling would be significantly larger and more prominent than the original dwelling and detrimental to the visual amenities of the open countryside. The proposals are therefore contrary to Policy P1/3 of the Cambridgeshire and Peterborough Structure Plan 2003 and policies HG12, HG13 and EN1 of the South Cambridgeshire Local Plan 2004.
3. By virtue of its size and height, the proposed garage with storage space above would detract from the visual amenities of the countryside and landscape character, contrary to Policy P1/3 of the Cambridgeshire and Peterborough Structure Plan 2003, and Policy EN1 of the South Cambridgeshire Local Plan 2004.

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

- South Cambridgeshire Local Development Framework Submission Draft (2006)
- South Cambridgeshire Local Plan 2004
- Cambridgeshire and Peterborough Structure Plan 2003
- Planning Applications reference S/2444/05/F and S/0777/82/F

Contact Officer: Area Team 3