



Planning Committee Date	14 February 2024
Report to	South Cambridgeshire District Council Planning Committee
Lead Officer	Joint Director of Planning and Economic Development
Reference	23/04804/HFUL
Site	24 South Road, Great Abington
Ward / Parish	Linton / Great Abington
Proposal	Single storey side extension together with internal alterations
Applicant	Mr And Mrs Christodoulides
Presenting Officer	Melissa Reynolds
Reason Reported to Committee	Application submitted by relatives of an officer of the Council
Member Site Visit Date	N/A
Key Issues	1.Principle of development 2.Great Abington former Land Settlement
Recommendation	APPROVE subject to conditions

1.0 Executive Summary

- 1.1 The application seeks planning permission for a single-storey side extension together with internal alterations.
- 1.2 The proposal is not considered to result in any undue harm to the character and appearance of the area or result in undue harm to the amenity or living conditions of neighbouring properties. The Public Right of Way will not be unduly affected.
- 1.3 Officers recommend that the Planning Committee approve the proposal, subject to conditions.

2.0 Site Description and Context

None relevant		Tree Preservation Order	
Conservation Area		Local Nature Reserve	
Listed Building		Flood Zone 1	X
Building of Local Interest		Green Belt	
Historic Park and Garden		Protected Open Space	
Scheduled Ancient Monument		Outside Development Framework	X
Local Neighbourhood and District Centre		Article 4 Direction	

*X indicates relevance

- 2.1 The application site is a large residential plot, measuring approximately 0.32 hectares, within the Great Abington former Land Settlement Association Estate. It is located to the southwest of South Road with access off this private road through the estate. The area is characterised by small holdings with outbuildings located to the side of dwellings, and some with glasshouses. The area has a spacious, rural character.
- 2.2 The site comprises a detached dormer-style house, with a mixed hipped and gabled, plain tiled roof. The house has previously been extended by way of a two storey side extension, front porch, and a rear conservatory.
- 2.3 The house is set back from the road, screened by a mature beech hedge to the frontage. To the southeast of the site are two large outbuildings, beyond which, to the southeast, is a treed area adjacent to the boundary. Car parking is to the front and side of the dwelling.
- 2.4 Adjacent to the house is a group of garden trees comprising birch and sycamore maples.
- 2.5 Land of the north, south and west of the site is in agricultural use. Opposite the site, the northeast is gardens to plots 35 and 36 South Road and an access track to land north of these that is in use for horticulture and is covered in glasshouses.

3.0 The Proposal

3.1 Single storey side extension together with internal alterations.

3.2 The proposal is to extend the existing house on its south-eastern side with single-storey, hipped roof projection. This will include two no. rooflights in the south-eastern roof slope. A doorway from the existing kitchen / dining room will be created to provide access through from the house. The extension will measure approximately 2.7m (width), 6.6m (depth), and 2.6m (eaves height) / 3.6m (ridge height).

4.0 Relevant Site History

Reference	Description	Outcome
S/0953/09/F	Conservatory	Permitted
S/2100/88/F	Extension	Permitted

5.0 Policy

5.1 National

National Planning Policy Framework 2023
National Planning Practice Guidance
National Design Guide 2021
Environment Act 2021
Circular 11/95 (Conditions, Annex A)

5.2 South Cambridgeshire Local Plan 2018

S/1 – Vision
S/2 – Objectives of the Local Plan
S/3 – Presumption in Favour of Sustainable Development
S/7 – Development Frameworks
H/13 – Extensions to Dwellings in the Countryside
HQ/1 – Design Principles
NH/4 – Biodiversity

5.3 Neighbourhood Plan

Great Abington Former Land Settlement Association (LSA) Estate
Neighbourhood Plan (Made 21 Feb 2019)

5.4 Supplementary Planning Documents

Biodiversity SPD – Adopted February 2022
Sustainable Design and Construction SPD – Adopted January 2020
Cambridgeshire Flood and Water SPD – Adopted November 2016

- 5.5 The following SPDs were adopted to provide guidance to support previously adopted Development Plan Documents that have now been superseded by the South Cambridgeshire Local Plan 2018. These documents are still material considerations when making planning decisions, with the weight in decision making to be determined on a case-by-case basis:

District Design Guide SPD – Adopted March 2010

Trees and Development Sites SPD – Adopted January 2009

6.0 Consultations

- 6.1 No responses received.

7.0 Third Party Representations

- 7.1 No representations have been received.

8.0 Member Representations

- 8.1 Not applicable.

9.0 Local Interest Groups and Organisations / Petition

- 9.1 **Ramblers Association** – No objections. Care is to be taken during building / construction to maintain a safe access to the adjacent PROW and to make good any damage to its surface.

- 9.2 The above representation is a summary of the comments that have been received. Full details of the representation is available on the Council's website.

10.0 Assessment

10.1 Principle of Development

- 10.2 Policy S/7 of the Local Plan states that outside development frameworks, only allocations within Neighbourhood Plans that have come into force and development for agriculture, horticulture, forestry, outdoor recreation, and other uses which need to be located in the countryside or where supported by other policies in this plan will be permitted.

- 10.3 The supporting text to policy S/7 sets out the development frameworks define where policies for the built-up areas of settlements give way to policies for the countryside. This is necessary to ensure that the countryside is protected from gradual encroachment on the edges of villages and to help guard against incremental growth in unsustainable locations.

10.4 The application site is outside of the Great Abington development framework, in the countryside. The proposal must be assessed against Policy H/13 to establish if it will have an acceptable impact upon the countryside. In addition, Policy GAL/1: extensions to and Rebuilding of Original Dwellings (including those that have been rebuilt) of the made Neighbourhood Plan is relevant.

10.5 **Design, Layout, Scale and Landscaping**

10.6 Policy HQ/1 ‘Design Principles’ provides a comprehensive list of criteria by which development proposals must adhere to, requiring that all new development must be of high-quality design, with a clear vision as to the positive contribution the development will make to its local and wider context. It sets out detailed criteria to ensure high quality design is delivered as part of new development, seeking to ensure development is appropriate to its context in terms of scale, mass, form, design, siting, landscaping, and materials.

10.7 Given the size of the plot, the scale, massing, materials, and in-keeping design of the proposed extension, it is proportionate and in keeping with the character of the wider area and of an acceptable and appropriate quality in its context.

10.8 The proposal is compliant with Local Plan policy HQ/1.

10.9 Noting that the site is an extension to a dwelling in the countryside, Policy H/13 is applicable. This sets out criteria against which proposals are to be considered:

The development would not create a separate dwelling or be capable of separation from the existing dwelling	Accords
The extension is in scale and character with the existing dwelling and would not materially change its impact on its surroundings	Accords
The existing home is of permanent design and construction	Accords
If in the Green Belt that the extension would not result in a disproportionate addition to the original dwelling	n/a
If the original dwelling is subject to an occupancy condition, it must be demonstrated that the resultant dwelling can be supported by the viability of the site/holding or rural enterprise and that the cost of its occupation would not be unaffordable to workers employed in agriculture, forestry or another business where a rural location is essential.	n/a

10.10 The proposal is compliant with Local Plan policy H/13.

10.11 Policy GAL/1: Extensions to and Rebuilding of Original Dwellings (including those that have been rebuilt) of the made Neighbourhood Plan

supports extensions to original dwellings as at the 1983 baseline and/or the replacement of original dwellings as at the 1983 baseline (as shown on Maps 1 and 2) subject to the criteria considered below:

The design of the dwelling, its landscaping and size are sensitive to the open and rural character of the Land Settlement, recognising and reinforcing the defining characteristics of the area (see Character Assessment)	Accords
The resulting dwellings complement dwellings nearby in particular the external appearance of all four walls should be brick, washed concrete or timber; windows and doors should be of a traditional simple design; roofs will be in keeping with the existing styles (gabled, half hipped, gambrel) with traditional tiles	Accords
The existing uniformity in the layout of the buildings along the road, a key characteristic being the regular separations of open land between holdings, is retained	Accords
All extended or replacement dwellings are set back from the roads at least as far as the original dwelling but not significantly further back and within the build line identified on Maps 1 and 2	Accords
Residential amenity of neighbouring properties and future occupiers of proposed development will not be adversely affected; and	Accords
The height of the original dwelling is not exceeded	Accords
No completed dwelling will have a gross internal floor area exceeding 300 square metres. Exceptions to this apply in the case of a replacement dwelling where the dwelling being replaced already exceeds 300 square metres; in such cases the replacement dwelling should not exceed the size of this existing dwelling	Accords
New ancillary buildings (e.g. garages) must be subservient to the dwelling it serves and not impact adversely on the open and rural character of the Land Settlement	n/a

10.12 The application proposals accord fully with the criteria set out in Policy GAL/1.

10.13 **Amenity**

10.14 Policy HQ/1 (n), sets out that proposals must protect the health and amenity of occupiers and surrounding uses from development that is overlooking, overbearing or results in a loss of daylight or development which would create unacceptable impacts such as noise, vibration, odour, emissions, and dust.

10.15 No objections have been received from neighbouring occupiers. A site visit has been undertaken. Given the adjacent context, location, size, and

design of the proposal it is unlikely to give rise to any significant amenity impacts in terms of overlooking, loss of daylight, enclosure, or other environmental impacts. The proposal is compliant with Local Plan policy HQ/1.

10.16 The proposal adequately respects the amenity of its neighbours and of future occupants. The proposal is compliant with policy HQ/1 and the District Design Guide 2010.

10.17 **Other Matters**

Public Rights of Way

10.18 Public Right of Way no. 3/7 runs along South Road. The Ramblers Association has noted that care should be taken during building / construction to maintain a safe access to the adjacent PROW and to make good any damage to its surface.

10.19 The extension is well away from the road, which is the Public Right of Way, behind a mature boundary hedge. Construction traffic for a small extension is likely to be limited and it is not anticipated that any undue impact will arise.

10.20 **Planning Balance**

10.21 Planning decisions must be taken in accordance with the development plan unless there are material considerations that indicate otherwise (section 70(2) of the Town and Country Planning Act 1990 and section 38[6] of the Planning and Compulsory Purchase Act 2004).

10.22 The scale, scale, and design of the proposed scheme is considered to be appropriate for the application site, proposals accord fully with the criteria set out in Policy GAL/1 of the neighbourhood plan.

10.23 The proposal is not considered to allow for any adverse impact on public right of way no. 3/7. Additionally, it is considered that the proposed development would not cause any harm to the amenity of neighbouring properties.

10.24 Having taken into account the provisions of the development plan, NPPF and NPPG guidance, the views of statutory consultees and wider stakeholders, as well as all other material planning considerations, the proposed development is recommended for approval.

11.0 **Recommendation**

11.1 **Approve** subject to:

- The planning conditions as set out below with minor amendments to the conditions as drafted delegated to officers.

12.0 Planning Conditions

1. The development hereby permitted shall be begun before the expiration of three years from the date of this permission.

Reason: In accordance with the requirements of Section 91 of the Town and Country Planning Act 1990 (as amended by Section 51 of the Planning and Compulsory Purchase Act 2004).

2. The development hereby permitted shall be carried out in accordance with the approved plans as listed on this decision notice.

Plans to be listed:

Location plan

968/04 (Proposed Plans)

968/05 (Proposed Elevations and Sections)

968/06 (Proposed Elevations and Cross Sections)

968/07 (Proposed Block Plan)

Reason: In the interests of good planning, for the avoidance of doubt and to facilitate any future application to the Local Planning Authority under Section 73 of the Town and Country Planning Act 1990.

Background Papers:

The following list contains links to the documents on the Council's website and / or an indication as to where hard copies can be inspected.

- South Cambridgeshire Local Plan 2018
- South Cambridgeshire Local Development Framework SPDs
- Neighbourhood Plan for the former Land Settlement Association's Estate at Great Abington 2018 to 2031