

## **SOUTH CAMBRIDGESHIRE DISTRICT COUNCIL**

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**REPORT TO:** Planning Committee

6<sup>th</sup> December 2006

**AUTHOR/S:** Executive Director / Head of Planning Services

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**S/1222/06/F - HASLINGFIELD**  
**Proposed Extension to Dwelling Incorporating Stable Block**  
**The Barn, Charity Farm, Harston Road**  
**for Mrs L Sorrentino**

**Recommendation: Approval**

**Date for Determination: 15<sup>th</sup> August 2006**

**Notes:**

**This application has been reported to the Planning Committee for determination because Haslingfield Parish Council recommends refusal.**

**Site and Proposal**

1. The application site lies between the villages of Harston and Haslingfield. The site does not lie within the village framework of either village, and therefore is situated within the open countryside and the Cambridge Green Belt. The site is located to the south west of Haslingfield Road on a bend in the road.
2. "The Barn" is a single storey dwelling approximately 5 metres in height to the ridge, constructed from buff bricks with dark flat roof tiles above. A garage is situated along the east elevation. The dwelling has been designed to look out onto the courtyard area, created by the presence of the stable block, and the land between these buildings has been grassed. There is a 1.8 metre high wooden fence, which rises to approximately 3 metres by "The Barn", situated to the south of the courtyard area, with the access road to the barn to the west running alongside this fence.
3. The stable block is a lower structure, measuring 4.3 metres in height to the eaves, and is constructed from wooden weatherboarding with a corrugated roof above. There are openings in both the east and west elevations.
4. The northern boundary of the site is a 1 metre high post and rail fence, with open fields beyond. To the west is a parking area, again with fields beyond. To the south are the buildings of Charity Farm and an area of open land separated by a 1 metre high post and rail fence.
5. The application, received on 20<sup>th</sup> June 2006, proposes a single storey extension linking the bungalow to the existing stable block, which itself would be converted into residential space. The proposed extension would span 13.3 metres between the bungalow and the stable block, and would measure between 3 metres (corridor) and 4 metres (bedroom) in height to the ridge of the roof, with a width of between 1.5 metres (corridor) to 5 metres (corridor and bedroom). This section would provide one bedroom with an ensuite and a linked corridor to the stable, which itself would provide two bedrooms, a study and a bathroom. The stable would not be increased in size but there would be some changes to the fenestration.

## Planning History

6. **S/1413/99/F** - Planning permission was granted for the conversion of the barn to a bungalow by decision letter dated 4<sup>th</sup> December 1999.
7. **S/0278/02/F** - Planning permission was granted for an extension to the property by letter dated 3<sup>rd</sup> April 2002 (small dining room section).
8. **S/0823/05/F** - Planning permission was refused for an extension to the dwelling incorporating a stable block by letter dated 16<sup>th</sup> June 2005. An appeal was lodged by the applicant but was later withdrawn.

## Planning Policy

9. Government Planning Policy Guidance (**PPG**)2, "Green Belts" states at **PARA 3.6** that, "provided that it does not result in disproportionate additions over and above the size of the original building, the extension or alteration of dwellings is not inappropriate in Green Belts". **PARA 3.7** says that, "with suitable safeguards, the re-use of buildings should not prejudice the openness of Green Belts, since the buildings are already there". The safeguards are listed in **PARA 3.8**.

*Cambridgeshire and Peterborough Structure Plan 2003*

10. **Policy P1/2** states that development will be restricted in the countryside unless the proposals can be demonstrated to be essential in a particular rural location.
11. **Policy P9/2a** explains that within the Green Belt, new development including change of use will be limited to that required for agriculture and forestry, outdoor sport, cemeteries or other uses appropriate to a rural area.

*South Cambridgeshire Local Plan 2004*

12. **Policy HG13** notes that extensions to dwellings in the countryside will be permitted where:
  - (a) The proposed dwelling 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 the 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 the countryside.
13. **Policy GB2** states that planning permission will not be granted for inappropriate development in the Green Belt unless very special circumstances can be demonstrated. Development is defined as 'inappropriate' unless it comprises, amongst others, an extension or alteration that does not result in the dwelling having a materially greater impact on the openness of the Green Belt, and that the building is of a permanent and substantial construction and capable of conversion without major or complete reconstruction. Any development considered acceptable within the Green Belt must be located and designed so that it does not have an adverse effect on the rural character and openness of the Green Belt.

## **Consultation**

14. **Haslingfield Parish Council** - Recommends refusal: “unacceptable Green Belt development; unanimous decision.”
15. **Environment Agency** - The application falls within floodzone 1. No objections are raised.
16. **Building Inspector** - The Inspector accepts that conversion rather than re-building would take place; thus there are no objections.

## **Representations**

17. None received.

## **Planning Comments – Key Issues**

18. This current application follows on from application reference S/0823/05/F, which proposed an extension of the dwelling to incorporate the stable block refused in June 2005. An appeal was withdrawn following discussions with an officer at the Council where it was agreed that if the corridor link to the stable was reduced in size and it was proved that the stable was structurally sound and capable of conversion, then officer support would be more likely to be forthcoming.
19. In a letter to the applicant it was confirmed that as the barn was within the residential curtilage of “The Barn”, if all of the following applied then planning permission would not be required for its use as additional accommodation to the existing building:
  - (a) The building is capable of conversion.
  - (b) The alterations are internal only or any external works would not materially affect the external appearance of the building.
  - (c) The building is not extended in any way.
  - (d) The accommodation is used as additional living space in connection with the occupation of the main dwelling only and is not used as a separate dwelling.
20. In relation to the limits imposed by Policy HG13 on additional floorspace in the open countryside, it has been calculated that the existing dwelling and garages amounts to 134.7 square metres in floor area. The floorspace of the proposed corridor and bedroom to link to the stable building amounts to 43.44 square metres, which together with the dining room extension approved in 2002, amounts to a 50% floorspace addition. The proposal would not create a separate dwelling, would not be capable of separation, does not exceed the height of the original dwelling, is in scale and character with the existing dwelling, would not change the impact of the dwelling on its surroundings and would comply with the criteria of Policy HG12 of the Local Plan.

## ***Development in the Green Belt***

21. The previous application for an extension to the dwelling to incorporate the stable block was refused, in part, as the site lies within the Green Belt where there is a presumption against inappropriate development. It was considered that the previous proposal for the site would have resulted in a single large structure that would have

had an adverse impact on the quality of the surrounding countryside and the openness of the Green Belt.

22. It is considered that the revised proposals, which have reduced the footprint of building on the site do not significantly affect the openness of the Green Belt. The proposed extension of floorspace on the site does not exceed a 50% increase or more in the volume or gross internal floor area of the original dwelling, and therefore it is considered that the application proposals are proportionate to the size of the original building and are therefore acceptable.

### ***Conversion of the barn and its structural integrity***

23. Concerns were raised during the application from the Building Inspector with regards to the structural integrity of the barn, and whether it was capable of conversion for residential purposes.
24. Information on the barn has been submitted from a structural engineer, and the Building Inspector is satisfied that the barn can be converted without wholesale reconstruction.
25. There are no remaining concerns regarding the application proposals. The barn is capable of conversion, and the proposed corridor and bedroom would not result in an excessive increase of footprint of development on the site (within 50% of the original dwelling). The proposals would not harm the openness of the Green Belt and there are no remaining objections to the proposals.

### **Recommendation**

26. Approve, subject to conditions.
1. Standard Condition A – Time limited permission (Reason A);
  2. Sc5a – Details of materials for external walls and roofs (Rc5a(ii)).

### **Informatives**

#### **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:**  
**P1/2** (Environmental Restrictions on Development)  
**P9/2a** (Green Belt)
  - **South Cambridgeshire Local Plan 2004:**  
**GB2** (Green Belts)  
**HG13** (Housing in the Countryside)
2. The development is not considered to be significantly detrimental to the following material planning considerations which have been raised during the consultation exercise:
  - Impact upon the Green Belt
  - Structural condition of the barn

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

- South Cambridgeshire Local Plan 2004
- Cambridgeshire and Peterborough Structure Plan 2003
- Planning Files Ref: S/0823/05/F, S/0278/02/F, S/1413/99/F and S/1222/06/F

**Contact Officer:** Area Team 4