

SOUTH CAMBRIDGESHIRE DISTRICT COUNCIL

REPORT TO: Planning Committee

7th March 2007

AUTHOR/S: Executive Director / Corporate Manager - Planning and Sustainable Communities

S/0176/07/F - WIMPOLE

**Variation of Condition 1 and 2 of Planning Consent S/0240/04/F
(To allow Occupation of Mobile Home other than by those Currently Specified)
73 Cambridge Road for Mr and Mrs Gunn-Roberts**

Recommendation: Approval

Date for Determination: 22nd March 2007

Notes:

This Application has been reported to the Planning Committee for determination because Wimpole Parish Council has recommended that the application be refused, contrary to the officer recommendation.

Site and Proposal

1. 73 Cambridge Road is a single storey dwelling that is located centrally within a triangular curtilage that abuts the southwestern boundary of the Wimpole village framework. The dwelling has a wing projecting towards the highway that screens views into the rear garden from the northern approach to the site. The southwest and southeast boundaries of the site are defined by tall hedges that screen views into the site when approaching the village from the southwest on Cambridge Road. To the southwest of the dwelling there is a one-bedroom mobile home that is 13.2m x 3.9m and has a shallow pitched roof at a height of 3.7m.
2. The full planning application received on the 25th January 2007 proposes to vary condition numbers 1 and 2 of planning consent S/0240/04/F, which require that the aforementioned mobile home only be occupied by Mr A B Harvey and Mrs S Harvey and that within two months of the mobile home ceasing to be occupied by the said couple that it be removed and the use of the land as garden be reinstated.

Planning History

3. Planning consent was originally granted for the bungalow at 73 Cambridge Road in the early 50s (**SC/0163/51**) and the property has had consent granted in the 80s for various developments (**S/1757/84/F; S/1232/86/F; and S/0576/87/F**). The mobile home to which this latest application relates was granted consent in March 2004 (**S/0240/04/F**), with three conditions requiring that the mobile home only be occupied by Mr and Ms Harvey; that the mobile home be removed when the occupation by Mr and Mrs Harvey ceased; and that the mobile home not be sub-divided into more than one unit. The planning condition relating to the specific occupation of the mobile home by Mr and Mrs Harvey was specifically requested by the Parish Council.



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Scale 1/1250 Date 26/2/2007

Centre = 534537 E 249661 N

March 2007 Planning Committee

Planning Policy

South Cambridgeshire Local Plan 2004:

4. **SE9** 'Village Edges' requires that developments on the edge of village frameworks should minimise the visual impact upon the countryside.
5. **Policy HG12** 'Extensions and Alterations to Dwellings with Frameworks' sets out requirements for development of dwellings within frameworks having regard to impact upon neighbour amenity and the street scene.

Consultation

6. **Wimpole Parish Council** – "Feels that the conditions should not be altered as the original permission was for the benefit of a specific elderly couple. The Parish Council feels that this should not be part of the sale of the original property."

Representations

7. None received.

Planning Comments – Key Issues

8. The key issues for Members to consider in the determination of this application is whether the retention of the mobile home would have an unacceptable impact upon the character of the village and whether it would have an unacceptable visual impact on the surrounding countryside.

Impact upon the character of the village

9. Wimpole is a village with a strongly linear character with dwellings either side of Cambridge Road. The siting of the mobile home is to the southwest of the main dwelling, in line with its forward most point; and as such it is not out of keeping with the linear character of the village. If the mobile home were to be separated from the main dwelling then it would represent a planning unit that would be out of keeping with the pattern of development due to its proximity with number 73 Cambridge Road and the limited curtilage it would enjoy. However due to the physical proximity of the dwelling and the mobile home any subdivision would be unlikely. Moreover with a variation of the first two conditions of S/0240/04/F the third condition would still prevent the sub-division of the planning unit without the specific consent of the Local Planning Authority, and the alternative condition below would serve a similar purpose.

Visual impact upon the surrounding countryside

10. Although the mobile home is the most south westernmost development within the Wimpole village framework the fact that the site is so well screened by the vegetation on the southeast and southwest boundaries means that views of the mobile home from outside the site are limited. In order to limit any future visual impact on the surrounding countryside I consider it reasonable to include a condition requiring that the boundary hedge be retained whilst the mobile home occupies the land.

Recommendation

11. Approval

1. The mobile home, hereby permitted, shall not be occupied at any time other than for purposes ancillary to the residential use of the dwelling known as 73 Cambridge Road, Wimpole.
(Reason - To ensure that the use of the mobile home does not result in the creation of a new planning unit that would be out of keeping with the pattern of development that characterises the village of Wimpole.)
2. The existing hedges on the southwest and southeast boundaries of the site shall be retained at a height of not lower than 2m whilst the mobile home, hereby permitted, is located within the curtilage of number 73 Cambridge Road, unless otherwise agreed in writing with the Local Planning Authority; and any trees or shrubs within it which die, are removed or become seriously damaged or diseased shall be replaced in the following planting season with others of similar size and species, unless the Local Planning Authority gives written consent to any variation.
(Reason - To prevent the loss of the mature hedges that form the boundaries of the site and visually screen the mobile home from views from Cambridge Road.)

Reasons for Approval

1. The development is considered generally to accord with the Development Plan and particularly the following policies:
 - **South Cambridgeshire Local Plan 2004:**
SE9 (Village edges),
HG12 (Extensions and alterations to dwellings within frameworks)
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 character of the village
 - Visual impact upon the surrounding countryside

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

- South Cambridgeshire local Plan 2004
- Planning Files Ref: S/0240/04/F and S/0176/07/F

Contact Officer: Edward Durrant – Planning Assistant
Telephone: (01954) 713082