

## SOUTH CAMBRIDGESHIRE DISTRICT COUNCIL

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**REPORT TO:** Development and Conservation Control Committee 1<sup>st</sup> September 2004  
**AUTHOR/S:** Director of Development Services

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**S/1597/04/F - Fowlmere**  
**Erection of Dwelling and Conversion of Barn into Garage/Carport/Workshop and Store following Demolition of 2 Existing Dwellings**

**Recommendation: Delegated Approval**

Members will visit this site on Tuesday 31<sup>st</sup> August 2004

### **Site and Proposal**

1. This application, registered on 30<sup>th</sup> July 2004, seeks consent for the erection of a dwelling and conversion of an existing barn into a garage/carport/workshop and store following demotion of 2 existing dwellings at Mill Farm, Fowlmere Road, Melbourn, in the Parish of Fowlmere. This site is immediately to the east of that which is the subject of the preceding item.
2. The site extends to approximately 0.3ha and is bounded to the south by the River Shep. To the north the site abuts the Fowlmere Road and to the east agricultural land and buildings. The existing bungalows, which have a combined floor area of 154 sq metres, are located at the southern end of the site.
2. The proposed replacement single storey dwelling, which will be located towards the centre of the site, north of the existing buildings, measures 21.5m x 10m (215 sq metres). The dwelling has a ridge height of 4.2m. The external walls will be finished with an insulated smooth white render and the roof will comprise a long strip raised seam weathered zinc system.
3. Existing low former piggery building at the northern end of the site are to be demolished with the exception of a clay block barn in the centre of the existing buildings, which will be retained and renovated to provide garage space and storage.
4. Access to the existing bungalows is to the north of the River Shep. That access will be closed and the new dwelling accessed from the north.
6. A letter from the applicant submitted in support of the proposal is attached as Appendix 1. The letter refers to accompanying photographs, which have not been reproduced with this report but can be viewed as part of the background papers and will be available for inspection at the meeting.

### **Planning History**

7. In 2003 outline consent was granted for a replacement dwelling on this site (**Ref S/0499/03/O**), although at that time the site did not include the existing agricultural buildings and related to the demolition of one rather than both the existing dwellings.

8. An application earlier this year for the erection of a new dwelling with a floor area of 273 sq metres following demolition of the two existing bungalows (**Ref S/0512/04/F**) is to be refused under delegated powers on the grounds that the scale of the proposed replacement dwelling does not reflect that of the existing dwellings.

### **Planning Policy**

9. **Policy HG15** of the of the South Cambridgeshire Local Plan 2004 (“The Local Plan”) states that proposals for a replacement of a dwelling in the countryside will be permitted where the proposed replacement dwelling is in scale and character with the dwelling it is intended to replace and; the proposed replacement dwelling would not materially increase the impact of the site on the surrounding countryside.

### **Consultation**

10. **Fowlmere Parish Council** recommends refusal. “We would like to know what justification there is for building outside the village envelope. In addition these buildings/design are totally out of keeping with the area and other residences close by.”
11. The **Chief Environmental Health Officer** recommends conditions restricting the hours of operation of power driven machinery during the period of construction and demolition, and requiring an investigation of the site to assess any contamination.
12. The comments of the **Environment Agency** and **Ecology Officer** will be reported verbally.

### **Representations**

13. None received at the time of writing the report

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

14. Members will need to consider whether it is appropriate to consider this application as a replacement for two existing bungalows given that the preceding application for conversion of existing buildings to a dwelling also requires demolition of one of these dwellings. In addition it is necessary to consider whether the scale and character of the proposed dwelling is appropriate given the criteria in Policy HG15 of the Local Plan 2004 and whether the proposal will materially increase the impact of the site in the countryside.
15. Although two applications have been submitted for these adjacent developments, if both are approved it will result in two residential units on the site, one by conversion and one by new build, in place of two existing dwellings. I am of the view that this application can be considered on that basis.
16. The proposed dwelling has a floor area of 215 sq metres, which represents a 40% increase on the combined footprint of the existing bungalows. The height of the proposed dwelling, at 4.2 metres to the ridge, is very low. As a result the new building, although larger in floor area, will not materially increase the impact of the site on the surrounding countryside. When outline consent for a replacement dwelling was granted in 2003 the site did not include the range of piggery buildings at the northern end of the site. These buildings are now included within the application and shown for removal, with the exception of the clay block building which will be adapted to provide garaging and storage space. In my view the removal of these

buildings represents a considerable visual gain to the area which was not secured through the original consent.

17. Although the applicant has chosen to use modern materials, which, in terms of the roof may not reflect adjacent buildings, I do not consider that there will be significant views of the dwelling outside of the site and therefore find this approach acceptable.
18. The retention and conversion of the existing clay block building to provide garaging and storage space is acceptable.
19. Conditions attached to the earlier outline consent requiring the submission of a habitat enhancement scheme should be included on any new consent.

### **Recommendations**

20. That the application be approved subject to safeguarding conditions.

### **Informatives**

### **Reasons for Approval**

1. The approved development is considered generally to accord with the Development Plan and particularly the following policies:
  - **South Cambridgeshire Local Plan 2004: HG15** (Replacement Dwellings in the Countryside)
2. The proposal conditionally approved is not considered to be significantly detrimental to the following material planning considerations which have been raised during the consultation exercise:
  - Visual impact on the locality
3. All other material planning considerations have been taken into account. None is of such significance as to outweigh the reason for the decision to approve the planning application.

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

**Planning Application Files S/1597/04/F; S/0512/04/F and S/0499/03/O**

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