

## SOUTH CAMBRIDGESHIRE DISTRICT COUNCIL

---

**REPORT TO:** Planning Committee

2<sup>nd</sup> June 2010

**AUTHOR/S:** Executive Director (Operational Services)/  
Corporate Manager (Planning and New Communities)

---

**S/0329/10/F - GILDEN MORDEN**  
**Proposed Extensions at 1 Little Green Cottages, Little Green**  
**For Mr Ross Nuten**

**Recommendation: Refusal**

**Date for Determination: 16<sup>th</sup> June 2010**

### **Departure Application**

#### **Notes:**

**This application has been reported to the Planning Committee as the Local Member has requested it. The Chairman of Planning Committee and the Head of Planning have agreed to the request.**

**Members will visit this site on 2<sup>nd</sup> June 2010**

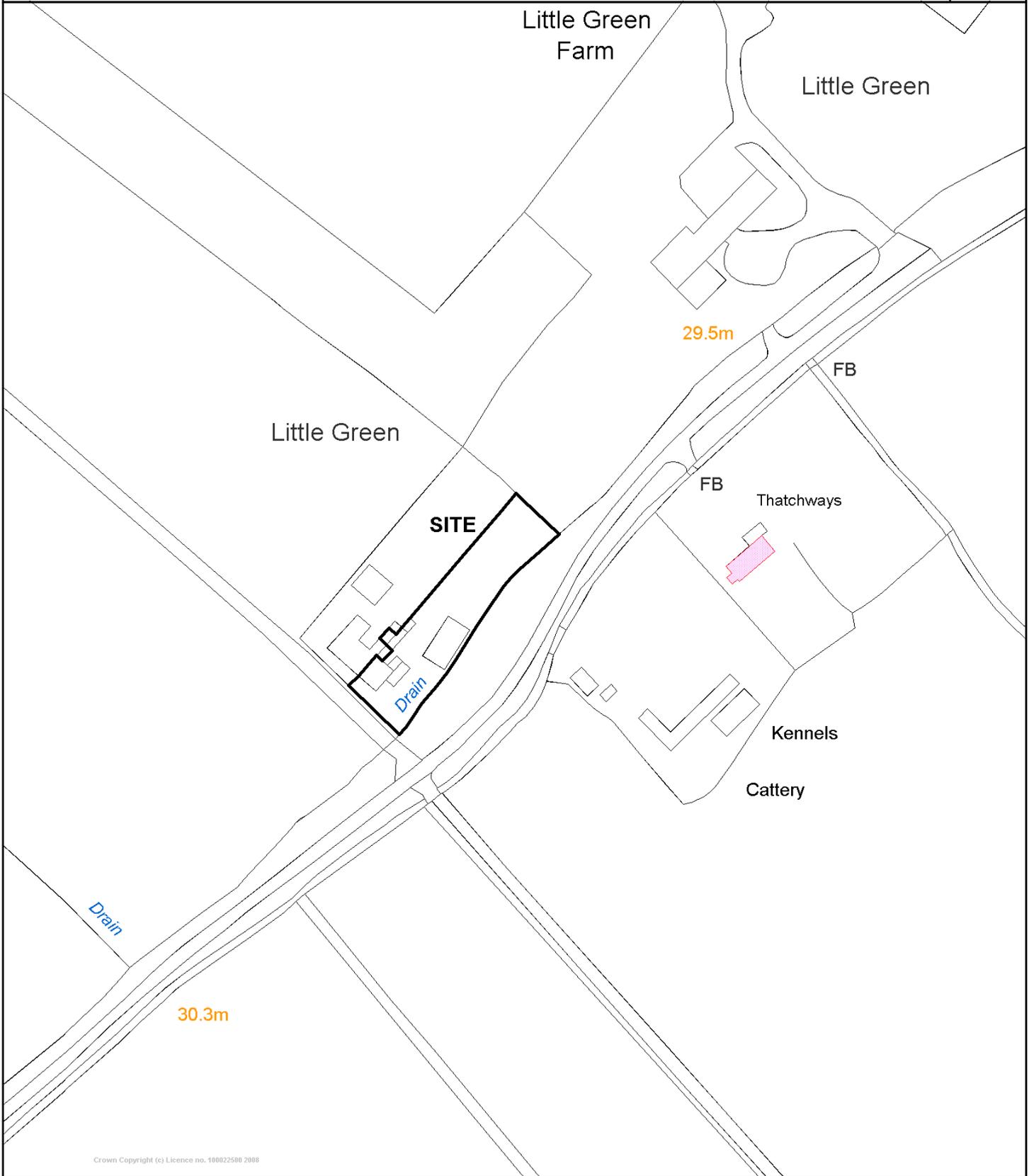
#### **Site and Proposal**

1. 1 Little Green Cottages is a semi-detached dwelling on a 0.082 hectare site outside the village framework. To the north of the site is the property of Little Green Farm. The road of Little Green defines the eastern boundary of the site. To the south of the site is a country track and open fields. To the west of the site is the attached property of 2 Little Green Cottages.
2. The application, validated on the 22<sup>nd</sup> April 2010, is for a side and rear extension. The application was amended on the 22<sup>nd</sup> April 2010 in order to correct the site area. The proposed development was advertised as a departure from the development plan on 18<sup>th</sup> May 2010.
3. The proposed development seeks to construct two storey extensions on the side and rear elevation of the existing property. The side extension will be built on top of the existing ground floor extension that is used as a kitchen/dining space. The proposed side extension, that will form an additional bedroom, will measure approximately 3.8m x 6.5m, with a height of 7.5m. The rear extension, to create an en-suite and bathroom, will measure approximately 3m x 5.5m, with a height of 7m.

#### **Planning History**

##### *Relevant Site History*

4. **S/0954/84/F** – The application for the proposed extension was approved. This extension is currently used on the property for the kitchen/dining room.



Crown Copyright (c) Licence no. 100022500 2008



Reproduced from the 2008 Ordnance Survey mapping with the permission of the controller of Her Majesty's stationary office (c) Crown Copyright. Unauthorised reproduction infringes Crown Copyright and may lead to prosecution or civil proceedings.

Scale 1/1250 Date 14/5/2010

Centre = 528104 E 244932 N

June 2010 Planning Committee

5. **S/1628/09/F** – The application for the proposed two storey extension was refused on the grounds that it did not comply with Policy HG/6, as it would lead to 136% increase in floorspace over the original dwelling and reduce the number of small/medium sized properties within the countryside.

*Relevant Nearby Site History*

2 Little Green Cottages:

6. **S/1407/87/F** – The application for the proposed extension was approved. This application was for a two storey side extension to form a kitchen/diner space with a hall at ground level and a bedroom at 1<sup>st</sup> floor level.
7. **S/0283/93/F** – The application for the proposed extension was approved. This extension increased the size of the kitchen and added an en-suite at 1<sup>st</sup> floor.
8. **S/0020/97/F** – The application for the proposed double garage and playroom was approved.

**Planning Policy**

9. **South Cambridgeshire Local Development Framework (LDF) Development Control Policies, adopted July 2007:**

**DP/2** – Design of New Development

**DP/3** – Development Criteria

**HG/6** – Extensions to Dwellings in the Countryside

**Consultation**

10. **Guilford Morden Parish Council** – The Parish Council recommends approval. The Parish Council considers that Policy HG/6 should be set aside and that the argument presented justifying this action is accepted. (Following amendment) The Parish Council maintained its recommendation for approval.

**Representations**

11. Cllr Murfitt – The Local Councillor states that this cottage originally had 3 bedrooms but the bathroom was outside in an outbuilding with no covered access from the house. One of the bedrooms was converted to a bathroom. The proposed application would bring the house back to a 3 bedroom dwelling. It is the view of the Councillor that this will maintain a small property within the countryside. The Local Councillor goes on to state that with the development being in the countryside very few people will be affected by it and the development will not generate any extra traffic.
12. The Local Councillor makes reference that the Local Planning Authorities in Bedfordshire (Central Bedfordshire Council) and North Hertfordshire allowing very large extensions to properties within the countryside. The Local Councillor also makes reference to the applicant's personal status and the value of the property.
13. A full copy of the letter submitted by Cllr Murfitt can be found in the application folder.

## Planning Comments

14. The main planning considerations for this development are the principle of the development; does it preserve or enhance the visual appearance of the area; and the impact upon residential amenity.
15. ***The principle of the development.*** The site is located outside of the village framework and the original extension for the kitchen/dining room has increased the floorspace by approximately 50% over the original building. The additional extension would lead to an increase in floorspace of over 100% from the original building. The proposed development, therefore, is considered not to comply with Policy HG/6 1.c as it would lead to the doubling in size of this small property from its original size.
16. The agent has stated that the proposed development would lead to 1 and 2 Little Green Cottages being once more in symmetry. It should firstly be noted that both two storey extensions at No.2 were approved before Policy HG/6 was adopted in July 2007. It secondly should be noted that the dwelling of No.2 currently has a two storey frontage of approximately 8.8m, while No.1 has currently a two storey frontage of 5.3m. If the proposed development was approved the two storey frontage of No.1 would be 9.4m, thus making 1 Little Green Cottages the dominant property of the pair. Officers are of the view that the proposed development would not improve the visual relationship between the two properties. The proposed development will also not lead to the two cottages being in symmetry and for this reason it is considered that this argument is invalid and does not lead to an exceptional circumstance to allow the granting of planning approval for this development.
17. The second argument submitted is that the dwelling was originally a three bedroom house and the proposed extension would reinstate the original accommodation. The previous extension (S/0954/84/F) increased the floorspace by approximately 50%; this floorspace could have been used to create an additional bedroom or bathroom but was used for a kitchen/dining room space. The existing property is considered to meet modern standards and it is not considered that the replacement of a bedroom, that leads to an additional increase in floorspace of approximately 50%, justifies the non-compliance with Policy HG/6.
18. The third argument that the size and position of the external walls of the proposed extension line up with the ground floor extension is not considered to hold any significant weight. It is noted that the lining up of the 1<sup>st</sup> floor extension with the previous ground floor extension might demonstrate that the proposal is of an acceptable design but again it demonstrates that the original dwelling would be significantly increased in both mass and scale.
19. The agent has also pointed out that the property is unlikely to be within the price range of a first time buyer. It should be noted that Policy HG/6 refers to the protection of both small and medium sized properties within the countryside and not the protection of specifically affordable homes. However, if the dwelling continues to grow in size not only will lead to the loss of a fairly small property but also would likely make it even less affordable.
20. In response to the comment made by the Local Councillor regarding other nearby Local Planning Authorities allowing significantly larger extensions; it must be noted that each Local Council approves its own specific policies in order to meet the requirements of that particular district. Policy HG/6 refers to the need to limit the increase of dwellings in the South Cambridgeshire District countryside in order to maintain the stock of both small and medium sized properties.

21. It is considered that no exceptional circumstance has been provided in order to justify the development as a departure to Policy HG/6.
22. **Impact upon the visual appearance.** The proposed external materials will match those of the existing building. The proposed development seeks to remove the existing front wrap around extension with the proposed two storey side extension being in line with the original front wall and matching the original ridge height. The proposed removal of the front wrap around that is part of side extension approved under S/0954/84/F is considered to lead to a slight visual improvement. However, while the design is in keeping, the proposed 1<sup>st</sup> floor extension would add a significant amount of mass to the property and does not lead to symmetry between 1 and 2 Little Green Cottages. It is, therefore, considered that the proposed development will have significant impact upon the character of the area, by reason of its scale.
23. **Impact upon residential amenity.** The additional windows in the proposed development facing towards the rear are to serve the proposed landing, bathroom and en-suite and the balcony window will overlook open fields. The rear facing windows while not being obscurely glazed would not significantly overlook the neighbouring property more than the existing rear windows that serve a bathroom and bedroom. The proposed development is also considered not to cause any significant increase in overbearing or light loss on the adjacent property of 2 Little Green.
24. **Conclusion.** It is the view of officers that this planning application should be refused on the grounds mentioned below. If members are of the view that the planning application should be approved, then this application will not be required to go before the Secretary of State.

### **Recommendation**

25. Refuse

The semi-detached two bedroom dwelling is located outside of the Guilden Morden village framework. The proposed extension would lead to an over 100% increase in floorspace over the original dwelling size. As a result, the proposed development is considered to have a significant impact upon the surrounding countryside in this rural location, and would lead to the loss of the relatively small existing sized dwelling within the countryside. The proposed development is therefore contrary to Policy HG/6 of the South Cambridgeshire Local Development Framework Development Control Policies, adopted in July 2007, which states extensions to dwellings in the countryside will only be permitted where the extensions does not lead to a 50% increase or more in volume or gross internal floor area of the original dwelling. No exceptional circumstances have been put forward with the application to justify a departure from this policy.

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

- South Cambridgeshire Local Development Framework (LDF) Development Control Policies, adopted July 2007
- Planning Files ref: S/0329/10/F, S/0988/08/F and S/1628/09/F

**Contact Officer:** Andrew Phillips, Planning Officer  
Telephone: 01954 713169