

## **SOUTH CAMBRIDGESHIRE DISTRICT COUNCIL**

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**REPORT TO:** Planning Committee

1 December 2010

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

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### **S/1735/10 - GAMLINGAY**

**Demolition of existing dwelling and stable building, construction of new dwelling together with detached garage replacement stable block menage and landscaping. - Long Meadow, 2, Long Lane  
for Mr & Mrs R, Cooper**

**Recommendation: Refusal**

**Date for Determination: 6 December 2010**

#### **Site and Proposal**

1. The site is located to the east of the village of Gamlingay, and is located outside the designated Gamlingay village framework. It is located at the bottom of a small hill, allowing good views when passing the site into the village. The site is currently very open, with only a small bund across the front boundary, and some moderate thin planting along the east boundary. The existing dwelling has recently been fire damaged and does not have a roof. The existing stable block is located deep into the site, and is also in a state of disrepair. A ditch runs across the front of the site parallel with the road. To the west of the site is a fishing lake.
2. The application, validated on the 11th October 2010, seeks the demolition of the existing dwelling and stable building, and the erection of a replacement dwelling with some first floor accommodation, replacement stable block, and a ménage. The application is accompanied by a Planning Statement, a Summary of Justification, a Design and Access Statement, and a Landscape Visual Impact Assessment.
3. The application varies from that previously withdrawn (see below). The proposed garage is now detached, altering the front elevation of the dwelling. The ménage and stable remain of the same design.

#### **Planning History**

4. A previous application for the demolition of the existing dwelling, and stable building and the construction of a new dwelling together with a stable block, ménage and landscaping was withdrawn dated 17th August 2010 (S/1012/10/F).
5. An application was approved dated 5th May 1969 for the bungalow and the establishment of a scrap metal business on the land (SC/0181/69/D).

## **Planning Policy**

6. **Local Development Framework Development Control Policies (LDF DCP) 2007:**  
**DP/1** Sustainable Development, **DP/2** Design of New Development, **DP/3** Development Criteria, **DP/7** Development Frameworks, **HG/7** Replacement Dwellings in the Countryside, **NE/1** Energy Efficiency, **NE/6** Biodiversity, **NE/15** Noise Pollution & **TR/2** Car and Cycle Parking Standards.
7. **Trees and Development Sites SPD, Landscape in New Developments SPD & District Design Guide SPD.**
8. **Circular 11/95 – The Use of Conditions in Planning Permissions:** Advises that conditions should be necessary, relevant to planning, relevant to the development permitted, enforceable, precise and reasonable in all other respects.

## **Consultation**

9. The **Local Highways Authority** notes that if permission is granted, then conditions will be required regarding drainage measures for the access, materials for the access, encroachment onto the public highway, any gates to be set back into the site, and that the ménage and stable area are used for private use only. Informatives regarding works to the public highway and public utility apparatus are also recommended.
10. The Council's **Scientific Officer (Contaminated Land)** notes the site is a former scrap yard, and therefore a condition is recommended regarding investigation of contamination and remediation objectives.
11. Members will be updated on any comments received from the Parish Council, the Council's Landscape Team or the Internal Drainage Board. With regards to the previous application S/1012/10/F, the Parish Council recommended approval despite noting the larger footprint and increase in height.

## **Representations**

12. No representations have yet to be received. Members will be updated of any received.

## **Planning Comments – Key Issues**

13. The key consideration regarding the application is the impact upon the surrounding countryside.

## ***Impact upon the Surrounding Countryside***

14. The site is located to the northeast of the designated Gamlingay village framework, and is therefore in the countryside in policy terms. The site is rural in character. Policy HG/7 of the LDF DCP 2007 allows for the replacement of dwellings in the countryside, subject to meeting three criteria. The first of these criteria relates to whether the dwelling has been abandoned. Despite the recent fire damage, officers consider that there remains a residential use on the site.

15. The existing bungalow is of simple design, with a pitch roof across the frontage and a small gable facing the rear. It has a volume of approximately 365 cubic metres, with a height of 2.4m and 4.5m to the eaves and ridge respectively. The proposed dwelling is significantly larger than the existing. It has a volume of approximately 794 cubic metres, which represents an increase of 117% above the original. The height of the proposal would also increase, with the main ridge measuring 5m in height, and the two-storey element measuring 5.7m. The dwelling would also measure 19.8m across the front of the plot compared to 11m for the existing. Given the increase in size and height of the proposal, it is considered that the replacement dwelling is not in scale with the existing dwelling. As a direct result of this, the proposal would have a materially greater impact upon the surrounding countryside. As such it is contrary to Policy HG/7 criteria 1b and 1c.
16. The original planning permission for the existing bungalow was approved through application SC/0181/69/D. This consent included use of an area of land to the rear of the bungalow for the establishment of a scrap metal business in an area of land measuring approximately 48m by 18m. Aerial photographs show some materials on the land. Although it cannot be confirmed whether the business was ever implemented, the lawful use of the site would appear to permit the potential for the scrap yard use to operate from the site.
17. The ability for a scrap metal business to be located on the site without any further planning permission is a material factor in the determination of this application. Such a use would have an impact upon the landscape and the surrounding countryside. It could be argued that criteria 1c of Policy HG/7 of the LDF DCP 2007 would be met as a result of the proposal, as the impact upon the surrounding countryside could be reduced should the scrap metal use be superseded. Officers are inclined to agree with this view when looking at the site as a whole. However, criteria b relates specifically to the dwelling itself. As noted above, the proposed replacement is not in scale with the dwelling it would replace.
18. It should be noted that the application includes the erection of a stable block, with a ménage. There are no objections to these buildings, provided suitable materials are used for their construction. Such buildings are expected in countryside locations. A condition to ensure it is used for domestic purposes only rather than run as a business, will be required given concerns regarding the access. A landscaping condition could ensure that the proposed planting uses suitable species for the site. The proposed fencing is low post and rail fencing, again expected within this rural location.

### ***Other Matters***

19. With regards to Policy NE/1 of the LDF DCP 2007, the applicant notes in their Design and Access Statement that due regard has been given to all aspects of sustainable construction. The proposal includes a ground source heat pump, photoelectric solar cells on the rear elevation, an appropriate form of sewage disposal and grey water collection facilities.
20. The existing dwelling is a three-bedroom dwelling, as is the replacement. The proposal would not therefore trigger the requirement towards any open space or community facilities infrastructure contributions.

21. The comments from the Local Highways Authority are noted regarding the access, and the proposed conditions and informatives could be added to any approval. No gates are shown on the proposed site plan, and the proposal uses the existing access including the crossing over the ditch.
22. Members should be aware that if the application were to be supported, it would need to be advertised as a Departure from Policy HG/7 of the LDF DCP 2007. Any approval would therefore need to be delegated subject to any new material considerations to be considered.

### **Recommendation**

23. The recommendation is for refusal of the submitted plans for the following reason.

The site is located approximately 730m to the east of the designated Gamlingay village framework, and is therefore located in the countryside in policy terms. The site is open, with good views from the higher ground to the east. The proposal seeks the replacement of a bungalow with a larger dwelling with additional first floor accommodation, where the volume would be increased from approximately 365 cubic metres to approximately 794 cubic metres. The height of the dwelling would increase from 4.5m to 5.7m along the two-storey element. The proposed design and height of the dwelling would create a significantly larger property in the countryside, which would be more dominant on the site. As a result, the proposal is not in scale with that it would replace, and significantly changes the relationship between the dwelling and the rural character of the area.

The proposal is therefore contrary to criteria 1b of Policy HG/7 of the Local Development Framework Development Control Policies 2007, which seeks replacement dwellings in the countryside to be a maximum enlargement of 15% of volume, to be in scale with the dwelling it is intended to replace and in character with its surroundings.

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

- **Local Development Framework Development Control Policies (LDF DCP) 2007**
- **Trees and Development Sites SPD, Landscape in New Developments SPD & District Design Guide SPD**
- **Circular 11/95 – The Use of Conditions in Planning Permissions**
- **Planning File Refs: S/1735/10, S/1012/10/F & SC/0181/69/D**

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