

SOUTH CAMBRIDGESHIRE DISTRICT COUNCIL

REPORT TO: Planning Committee

1 June 2011

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

S/0587/11 - SAWSTON

Erection of Replacement Dwelling (Revised Scheme Following Refusal of Planning Application S/1637/10), Spring Close, Church Lane, for Mr & Mrs Kent.

Recommendation: Approve Conditionally

Date for Determination: 17 May 2011.

This application has been referred to the Planning Committee for determination because the recommendation of the Sawston Parish Council does not accord with the officer recommendation.

Site and Proposal

1. Spring Close is located within the Sawston Conservation Area within a registered garden and setting of a Grade I Listed House (Sawston Hall). The site is outside of the village development framework within the open countryside and Green Belt. Spring Close is a subservient dwelling attached to the estate of Sawston Hall and is situated within an expansive grounds laid to lawn and trees. The site is accessed via a gated entrance onto Church Lane.
2. The existing dwelling has a rectangular footprint and is one and half storey tall (7.85m) with an approximate floor area of 87sqm. The building is of simple form with a gable span of approximately 6m with a single cat-slide dormer window upon its front roof slope. The building is clad in dark stained timber boarding. There are two outbuildings located approximately 25m to the east of the main dwelling.
3. The proposal comprises the replacement of the existing detached four-bedroom chalet bungalow (one and a half storey) with a four-bedroom chalet bungalow, set slightly further back on the site.
4. The proposed dwelling would exceed the floor space and volume of the existing dwelling, having with a wider gable span (by approximately 100mm) and a subservient one and half storey rear gable wing projection.
5. The application is supported by a Design and Access Statement, Heritage Statement, Planning Statement and Arboricultural Assessment.

Planning History

6. Planning Application **S/0591/11** for the retention of a fence is pending a decision.

7. Planning Application **S/1637/10/F** for a replacement dwelling was refused on the grounds that the development would fail to preserve or enhance the character and appearance of the Conservation would materially alter the character of the surrounding countryside and would be defined as inappropriate development within the Green Belt.
8. Planning Application **S/1579/08/CAC** was approved for the demolition of the existing dwelling and outbuildings.
9. Planning Application **S/1258/08/F** for a replacement dwelling was refused on the grounds that the proposal was inappropriate development within the Green Belt by virtue of the replacement dwelling being contrary to the criteria of Policy HG/7. Furthermore, the proposal was considered to result in additional harm by virtue of its detrimental impact upon the setting of a Listed Building failing to preserve or enhance the character and appearance of the Conservation Area. No special circumstances were provided to clearly outweigh the harm to the Green Belt.
10. Planning Application **SC/0105/56** for the erection of dwelling was approved.
11. Planning Application **SC/0001/1973** for the erection of four dwellings and access drive was refused on the grounds that the development would be harmful to the setting of listed building, TPO trees and highway safety.

Policies

12. South Cambridgeshire Local Development Framework Core Strategy 2007
ST/1 Green Belt
13. South Cambridgeshire Local Development Framework Development Control Policies DPD 2007
DP/1 Sustainable Development
DP/2 Design of New Development
DP/3 Development Criteria
DP/7 Development Frameworks
GB/1 Development in the Green Belt
GB/2 Mitigating the Impact of Development in the Green Belt
HG/7 Replacement Dwellings in the Countryside
NE/1 Energy Efficiency
CH/1 Historic Landscapes
CH/4 Development within the Curtilage or Setting of a Listed Building
CH/5 Conservation Areas
14. National Planning Policy Documents
Planning Policy Guidance 2 (PPG2): Green Belts (DCLG 2006)
Planning Policy Statement 5 (PPS5): Planning for the Historic Environment (CLG 2010)

Consultations

15. **Sawston Parish Council** – Recommend refusal on the grounds that the building is within the Green Belt and the proposal is far bigger than the existing dwelling.
16. **Trees and Landscaping** – Raises no objections subject to tree protection measures being applied as laid out within the submitted arboricultural assessment.
17. **Landscape Design** - No comments have been received.
18. **Conservation Officer**- No comments have been received.
19. **English Heritage** – No comments have been received.
20. **Acting Environmental Health Manager** – Raises no objections subject to the inclusion of a condition limiting the use of power operated machinery during demolition and construction. In addition a demolition notice will be required along with details of any pile driven foundations.
21. **Local Highway Authority**- Raise no objections subject to the provision of a pre-development condition requiring a methodology statement being submitted and approved in writing outlining the onsite traffic management plan during demolition and construction.
22. **County Archaeology** – No comments have been received, however upon the previous planning application an archaeological condition was recommended to be included upon any planning permission requiring a programme of investigation prior to development taking place on site at the expense of the developer.

Representations

23. Letters have been received from the occupiers of nos.6, 12, 16, St Marys Road providing the following comments:
 - The main entrance gates should be set back to allow a vehicle to pull clear of the adopted highway;
 - The chimney breast looks too chunky and unsympathetic to the building;
 - Welcome improvements and the occupation of the site;
 - Condition 2 of the extant demolition notice excluded alterations to the boundary wall and access. This has been breached as alterations have taken place;
 - The proposal is supported as the replacement dwelling would be pleasant and sympathetic to its surroundings.

Planning Comments

24. The key considerations in the determination of this application are the impact that the development would have upon the Green Belt, Historic Environment, Public Realm and Landscape Character.

Green Belt

25. The construction of new buildings inside a Green Belt is inappropriate unless it is for the following purposes:
 - limited extension, alteration or replacement of existing dwellings (subject to paragraph 3.6 below);
26. Paragraph 3.6 of PPG2 states 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. The replacement of existing dwellings need not be inappropriate, providing the new dwelling is not materially larger than the dwelling it replaces. Development plans should make clear the approach local planning authorities will take, including the circumstances (if any) under which replacement dwellings are acceptable.”
27. Policy HG/7 states that the District Council will permit the one-for-one replacement of dwellings in the countryside subject to the requirements of the General Permitted Development Order (GPDO) (i.e. a maximum enlargement of 15% of volume) and the need to provide satisfactory internal layout and amenities, where:
 - (a) It can be shown that the use of a dwelling has not been abandoned;
 - (b) The proposed replacement dwelling is in scale with the dwelling it is intended to replace and is in character with its surroundings;
 - (c) The proposed replacement dwelling would not materially increase the impact of the site on the surrounding countryside.
28. The above policy is used by the Authority to judge whether or not a replacement dwelling within the Green Belt would represent a limited replacement and therefore be appropriate development within the Green Belt.
29. It is acknowledged that since the adoption of this policy (2007) the GPDO has been amended (2008) and can result in development that would exceed 15% of the volume of the original dwelling. However, the policy has yet to be revised and remains the criteria in which to assess such proposals. Notwithstanding this, the amendment to the GPDO is a material consideration and will be taken into consideration as a potential ‘very special circumstance’ (VSC) that may outweigh the harm to the Green Belt by way of inappropriateness and other harm.
30. In light of the above the existing property under the current GPDO could be extended to the rear at single storey level to a depth of 4m and a height of 4m. Furthermore, a 3sqm front porch could also be added without the need for planning permission. It is also acknowledged that within case law existing outbuildings can be taken into consideration when calculating the cumulative increase of volume for replacement dwellings. However, in this instance the existing outbuildings are not proposed for demolition and have therefore not been taking into consideration in the determination of this planning application.

31. The proposal would be larger than the existing dwelling that it aims to replace but would result in a marked decrease in scale to the previously refused application. The volume of the proposed dwelling (600m³) would result in an increase of approximately **73%** from that of the existing dwelling (443m³), which would exceed the 15% increase permitted by Policy HG/7. The proposed dwelling has also been designed to be 100mm narrower in width, 400mm lower in ridge height and 100mm greater in span than the existing dwelling it would replace. In addition the proposal would include a subservient rear projection, a subservient frontage porch, a chimney, brick arches over plain casement windows and dormer windows sympathetic to the roof and scale of the dwelling and its principle fenestration.
32. When taking into consideration the addition of a single storey rear extension as permitted by the current GPDO, an increase of approximately volume of approximately **48%** could be achieved (not including the marginal proportions of a porch). Therefore it is evident that extensions that could be undertaken under the current GPDO without the need for planning permission would have less of a material impact than the replacement dwelling proposed.
33. Notwithstanding the above, the design of the proposal is considered to be in scale with the dwelling it is intended to replace and would be in character with its surroundings and would not materially increase the impact of the site on the surrounding countryside. The proposal is therefore considered to accord with the principles of Policy HG/7. Furthermore, in light of the material considerations put forward for the enhancement to the design of the replacement dwelling and the permitted extensions that could be sought under the GPDO the replacement dwelling is considered to represent a limited replacement and is therefore, by definition appropriate development in the Green Belt, in accordance with PPG2 and Policy GB1 and would not represent harm to the Green Belt by way of inappropriateness. However, Permitted Development rights should be removed from the new dwelling by condition.

Historic Environment

34. The proposed replacement structure would larger than the existing dwelling, which at present comprises a subservient estate cottage within the setting of the Grade I Listed Building Sawston Hall. As the proposal is considered to be in scale and character with the estate cottage that it would replace, it would not compete with the Listed Building in accordance with the site's existing building hierarchy. The Heritage Statement submitted adequately addresses the setting of Sawston Hall and the potential impact that the development would have upon this setting.
35. The proposal would result in an acceptable form of traditional vernacular design. The scale of the proposed dwelling would be typical of local houses despite the marginally larger span by approximately 100mm. The rear projecting wing would be subservient to the main dwelling and the provision of a chimney conforms to the local vernacular character. The current proposal also follows the advice of the Conservation Officer in the reduced proportions of dormer windows and simple single casement windows with brick arches above and the subservient form of the front porch.
36. In light of the above the proposals are considered to preserve the character and appearance of the Conservation Area and would not result in a

detrimental impact upon the setting and special architectural interest of the Grade I Listed Building, Sawston Hall.

Historic Landscape

37. The site has become increasingly separated from the main grounds of Sawston Hall following the planting of a yew hedge, and the erection of a picket fence inside it is the subject of a separate application. Notwithstanding this the style of house that is proposed is of an acceptable design to that of the existing dwelling, which preserves the character of an estate staff cottage. Sawston Hall is currently also subject to planning applications for a change of use and the application site is in separate ownership to that estate. In light of the above it is not considered that the proposal would result in any degree of further separation to the wider grounds and would not result in a detrimental impact upon the setting of the Grade I Listed Building or the landscape character of the registered garden.

Conclusion

38. Having regard to applicable national and local planning policies, and having taken all relevant material considerations into account, it is considered that planning permission should be approved in this instance.

Decision

Approve

Conditions:

1. The development hereby permitted shall be begun before the expiration of 3 years from the date of this permission.
(Reason - To ensure that consideration of any future application for development in the area will not be prejudiced by permissions for development, which have not been acted upon.)
2. The development hereby permitted shall be carried out in accordance with the following approved plans: O/S, 10-101-F, 10/101/101/B and 1686. Sawston.Artek.AIA.
(Reason - To facilitate any future application to the Local Planning Authority under Section 73 of the Town and Country Planning Act 1990.)
3. Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) Order 1995 (or any order revoking and re-enacting that Order with or without modification), no development within Classes A, B, C, D and E of Part 1 of Schedule 2 of the Order shall take place unless expressly authorised by planning permission granted by the Local Planning Authority in that behalf.
(Reason - In the interests of safeguarding the character and appearance of the Conservation Area, Setting of a Grade II Listed Building and the open countryside and Green Belt in accordance with Policies GB/1, CH/4, CH/5 and HG/7 of the adopted Local Development Framework 2007.)

4. During the period of demolition and construction, no power operated machinery shall be operated on the site before 0800 hours and after 1800 hours on weekdays and 1300 hours on Saturdays, nor at any time on Sundays and Bank Holidays, unless otherwise previously agreed in writing with the Local Planning Authority.
(Reason - To minimise noise disturbance for adjoining residents in accordance with Policy NE/15 of the adopted Local Development Framework 2007.)
5. No development shall take place on the application site until the implementation of a programme of archaeological work has been secured in accordance with a written scheme of investigation which has been submitted to and approved in writing by the Local Planning Authority.
(Reason - To secure the provision of archaeological excavation and the subsequent recording of the remains in accordance with Policy CH/2 of the adopted Local Development Framework 2007.)
6. No development shall take place until details of the materials to be used in the construction of the external surfaces of the buildings hereby permitted have been submitted to and approved in writing by the Local Planning Authority. Development shall be carried out in accordance with the approved details.
(Reason - To ensure the appearance of the development is satisfactory in accordance with Policies CH/4, CH/5 and DP/2 of the adopted Local Development Framework 2007.)
7. All external joinery upon the development, hereby permitted, shall be of painted timber in perpetuity.
(Reason - To ensure the appearance of the development is satisfactory in accordance with Policies CH/4, CH/5 and DP/2 of the adopted Local Development Framework 2007.)
8. No development shall commence until a traffic management plan has been submitted to and approved in writing by the Local Planning Authority. This plan should detail the following:
 - i) Movements and control of muck away lorries (all loading and unloading should be undertaken clear of the adopted public highway);
 - ii) Contractor parking, for the phases of demolition and construction, all such parking should be within the curtilage of the site clear of the adopted public highway;
 - iii) Movements and control of all deliveries (all loading and unloading should be undertaken clear of the adopted public highway);
 - iv) Control of dust, mud and debris, please note it is an offence under the Highways Act 1980 to deposit mud or debris onto the adopted public highway.

(Reason - In the interests of highway safety in accordance with Policy DP/3 of the adopted Local Development Framework 2007.)

9. The development hereby approved shall be carried out in accordance with the approved details specified within the arboricultural assessment referenced 1686.Sawston.Artek.AIA dated 24 June 2010, unless otherwise agreed in writing by the Local Planning Authority.
(Reason - To protect trees which are to be retained in order to enhance the development, biodiversity and the visual amenities of the area in accordance with Policies DP/1 and NE/6 of the adopted Local Development Framework 2007.)
10. No development shall take place until full details of both hard and soft landscape works have been submitted to and approved in writing by the Local Planning Authority. These details shall include indications of all existing trees and hedgerows on the land and details of any to be retained, together with measures for their protection in the course of development. The details shall also include specification of all proposed trees, hedges and shrub planting, which shall include details of species, density and size of stock.
(Reason - To ensure the development is satisfactorily assimilated into the area and enhances biodiversity in accordance with Policies DP/2 and NE/6 of the adopted Local Development Framework 2007.)
11. All hard and soft landscape works shall be carried out in accordance with the approved details. The works shall be carried out prior to the occupation of any part of the development or in accordance with a programme agreed in writing with the Local Planning Authority. If within a period of five years from the date of the planting, or replacement planting, any tree or plant is removed, uprooted or destroyed or dies, another tree or plant of the same species and size as that originally planted shall be planted at the same place, unless the Local Planning Authority gives its written consent to any variation.
(Reason - To ensure the development is satisfactorily assimilated into the area and enhances biodiversity in accordance with Policies DP/2 and NE/6 of the adopted Local Development Framework 2007.)
12. No development shall commence until a scheme for the provision of off-site public open space infrastructure, community infrastructure, S106 monitoring and refuse bin provision to meet the needs of the development has been submitted to and approved in writing by the local planning authority. The scheme shall include a timetable for the provision to be made and shall be carried out in accordance with the approved details.
(Reason - To ensure that the development contributes towards the necessary infrastructure provision in accordance with the above-mentioned Policy SF/10 and Policy DP/4 of the adopted Local Development Framework 2007.)

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

- South Cambridgeshire Development Control Policies Development Plan Document (2007)
- South Cambridgeshire Local Development Framework Supplementary Planning Documents
- LDF Adopted Core Strategy Development Plan Document (2007)

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