

SOUTH CAMBRIDGESHIRE DISTRICT COUNCIL

REPORT TO: Planning Committee

2 November 2011

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

S/1562/11 - BASSINGBOURN

Erection of dwelling and garage to replace existing dwelling and garage - Fen Bridge Farm, 27 Fen Road, Bassingbourn for Mr James and Dr Tanya Paxman

Recommendation: Refusal

Date for Determination: 27 September 2011

A. Update to the report

Agenda report paragraph numbers 8 and 9

There is a reference in both paragraphs 8 and 9 to the existing dwelling as a 'bungalow'. These are errors in the production of the report. As detailed elsewhere in the report, the existing dwelling is actually a two storey house and the application has been considered on that basis. The corrected paragraphs are as follows:

8. As regards the scale of the replacement dwelling compared to the existing house, the replacement dwelling proposed in this application is 7.9 metres to its ridge, an increase in overall height of approximately 1.1 metres above the ridge of the existing house which is about 6.8 metres in height. The internal floor area of the proposed dwelling, as amended, is approximately 220 sqm as opposed to approximately 130 sqm of existing floor space in the existing house, an increase of approximately 70%. The volume of the proposed dwelling, discounting the dormers, would be approximately 770 cubic metres as opposed to approximately 385 cubic metres for the existing dwelling; an increase of 100%. The main two storey elements of the replacement dwelling are 12.5 metres wide and 13 metres deep compared to the main two storey bulk of the existing dwelling which is approximately 11 metres wide and less than 5 metres deep. The combination of these increases results in a proposed dwelling which is considerably larger than the dwelling it replaces.
9. Of particular concern in terms of the overall visual impact of the replacement dwelling is the additional height and bulk of the property, particularly in terms of the amount of first floor development proposed in comparison to the existing house. Given the increases in height and overall massing, it cannot be considered that the proposed dwelling is in scale with the house it replaces and is therefore contrary to policy HG/7, whose supporting text specifically states that "replacements should be similar in size and height to the original structure".

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