

## SOUTH CAMBRIDGESHIRE DISTRICT COUNCIL

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**REPORT TO:** Development and Conservation Control Committee

6<sup>th</sup> April 2005

**AUTHOR/S:** Director of Development Services

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**S/0312/05/F - Bassingbourn**  
**Dwelling and Garage (Revised Design) Land Adjacent 112 Old North Road for Nevano Ltd**

**Recommendation: Refusal**  
**Date of determination 15<sup>th</sup> April 2005**

### Site and Proposal

1. The site is a triangular piece of land at the rear of residential development fronting Old North Road. It is largely open and located outside the village framework. The site is approximately 1 hectare in size (2.5) acres. There is an 80-metre long access to the site at the southern end of the properties forming Tudor Court, Old North Road. This adjoins a parallel access road which is signed and used as public footpath and which serves Beauval and Bellevue Farms to the South. To the North of the site are redundant glasshouses.
2. The full application received 18<sup>th</sup> February 2005 proposes amendments to the already approved dwelling, increasing footprint and height in all aspects of the development.

### Planning History

2. **S/2264/03** - Dwelling and Garage revised design - Approved  
**S/2019/02** - Dwelling and triple garage - Approved  
**S/1074/01** - Bungalow - Refused. Allowed at Appeal  
**S/0646/00** - Four bungalows - Refused

### Planning Policy

3. The site is within the countryside as defined in the Local Plan 2004.
4. Structure Plan 2003 **Policy P1/2** states that development in the countryside will be resisted unless the proposals can be demonstrated to be essential in a particular rural location.
5. Structure Plan 2003 **Policy P1/3** requires a high standard of design for all new development, which responds to the local character of the built environment.
6. Local Plan 2004 **Policy SE8** states that residential development outside village frameworks will not permitted.
7. Local Plan 2004 **Policy HG11** sets out criteria to be considered in the determination of backland development. One requires that development should not be out of character with the pattern of development in the vicinity.

## **Consultation**

8. **Bassingbourn Parish Council** recommends Approval.
9. **Chief Environmental Health Officer** is considering the application and his comments will be reported verbally.

## **Representations**

10. None received .

## **Planning Comments - Key Issues**

11. The key issue in relation to the proposal is the impact of the development on the character and appearance of the area.
12. The principle of erecting a bungalow on the site has been established at appeal. The approved drawings at the appeal stage consisted of a bungalow approximately 155m<sup>2</sup> floor area with a conservatory and 3 bedrooms. The ridge height was proposed at 5 metres.
13. Since this was approved at appeal a revised design was submitted and approved also. This was a 5-bedroom bungalow with an internal swimming pool. Floor area measured to approximately 366m<sup>2</sup> with a detached triple garage. The ridge height increased slightly by 200mm. The bungalow had increased significantly in floor area, however the height was similar to that of the approved. Certain elements of the bungalow were subservient to this height and the overall spread of the bungalow was supported.
14. The application submitted in 2003, file ref: S/2264/03 was approved. The ridge height at the highest point was 7 metres; this covered approximately 15.6 metres of the front elevation of the dwelling house. Other parts of the proposal were subservient to this and softened the bulk of its increased height. It introduced a first floor element and added dormers into the elevations. The floor area combined over two floors was 482m<sup>2</sup>.
15. The new application has a floor area of approximately 595m<sup>2</sup> spread over two floors. The height has increased to 7.2 metres to the ridge and the scheme again has dormer windows. The ridge is no longer broken with subservient elements and as a result the bulk of the development has increased.
16. The overall increase in the size of this dwelling from the approved appeal plans to the current scheme has crept up by 440m<sup>2</sup> and I am of the view that development of this size and scale is unacceptable in the countryside and contrary to the Policies of the South Cambridgeshire Local Plan 2004 and those of the Cambridgeshire and Peterborough Structure Plan 2003.
17. The view of the dwelling house from Old North Road (A1198) will be significantly increased and the impact will be detrimental to the surrounding area.
18. The original reasons for refusal of this development was due to its location outside of the village framework, not adequate justification to show that a development of this kind was essential in this rural location and it was out of character with the surrounding development.

19. This application was allowed at appeal. The Inspector considered that, amongst other reasons, *“a bungalow on the northern part of the appeal site would largely be hidden from public view by the existing trees and hedges and would be in keeping with the existing bungalows to the east and west”*. I am of the view that this is no longer the case and the proposed changes to the approved plans will further harm the countryside.

### **Recommendation**

Refuse

The proposed increase in ridge height, floor area and change in design of the dwelling house would have an adverse impact on the views from the surrounding countryside by virtue of its scale, mass and form and is therefore contrary to Policy P1/3 of the Cambridgeshire and Peterborough Structure Plan 2003 and Policy HG11 of the South Cambridgeshire Local Plan 2004.

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

Planning Files:

- S/0312/05/F
- S/2264/03
- S/2019/02
- S/1074/01
- S/0646/00
  
- South Cambridgeshire Local Plan 2004
- Cambridgeshire and Peterborough Structure Plan 2003

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