

SOUTH CAMBRIDGESHIRE DISTRICT COUNCIL

REPORT TO: Planning Committee

2 December 2015

AUTHOR/S: Planning and New Communities Director

Application Number: S/1691/15/FL

Parish(es): Great Abington

Proposal: construction of Annexe Accommodation (Retrospective)

Site address: 8 Chalky Road

Applicant(s): Mr & Mrs Bowen and Mr & Mrs O'Farrell

Recommendation: Refusal

Key material considerations: Character and Appearance of the Area
Highway Safety
Neighbour Amenity

Committee Site Visit: No

Departure Application: No

Presenting Officer: Karen Pell-Coggins

Application brought to Committee because: Local Interest

Date by which decision due: 2 September 2015

Planning History

1. S/0162/13/FL - Conversion and Extension of Outbuilding to form Annexe - Approved
S/0179/04/F - Extension - Approved
S/01418/95/F - Extension - Approved
S/1666/88/F - Extension - Approved

National Guidance

2. National Planning Policy Framework 2012
National Planning Practice Guidance 2014

Development Plan Policies

3. **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
HG/6 Extensions to Dwellings in the Countryside

4. **South Cambridgeshire Local Development Framework Supplementary Planning Documents**
District Design Guide SPD - Adopted March 2010
5. **South Cambridgeshire Local Plan Submission 2014**
S/7 Development Frameworks
HQ/1 Design Principles
H/12 Extensions to Dwellings in the Countryside

Consultation

6. **Great Abington Parish Council** – Recommends approval and makes the following comments: -
“We find this dwelling to be very appropriate for the site and in keeping with the area. The proposal is very in keeping with the Parish Council’s vision for the former Land Settlement Association Estate.”
7. **Local Highways Authority** – Comments that the development would not have a significant adverse impact upon the public highway. Request a condition to ensure that the annexe is tied to the existing dwelling.

Representations

8. The Local Member supports the application. Comments that Mr Farrell’s personal health circumstances mean that it is important he is able to live on one level and gain access to the outside. Understands that there were concerns over the roof and floor of the former building. Recommends that the application is approved.
9. The occupiers of Nos. 6 and 10 Chalky Road have no objections.

Site and Surroundings

10. The site is located outside the Great Abington village framework and in the countryside. No. 8 Chalky Road is a detached, one and half storey dwelling that is located on the southern side of a large plot. It has an access to the south and a number of existing single storey outbuildings on the northern side along with a vehicular access. There is a garden area in-between the dwelling and outbuildings. Chalky Road is a public footpath. The site lies within Flood Zone 1 (low risk).

Proposal

11. The proposal seeks retrospective permission for the erection of a detached, part one and a half storey and part single storey annexe for the parents of the occupiers of main dwelling following demolition of the former piggery outbuilding. The building would measure 17.2 metres in length, 6.3 metres in width and have a height of 3.5 metres to the eaves and 6.4 metres to the ridge. The materials of construction would be stained weatherboarding above a brick plinth for the walls and pantiles for the roof. The accommodation would provide a kitchen/sitting/dining room, hall/boot room and bathroom at ground floor level and a store and bathroom at first floor level. The garden would be shared with the main dwelling.

Planning Appraisal

12. The key issues to consider in the determination of this application relate to the impacts of the development upon the the character and appearance of the countryside and the amenities of neighbours.
13. Policy HG/6 of the adopted LDF states that extensions to dwellings in the countryside will only be permitted where:
 - a. The proposed development would not create a separate dwelling or be capable of separation from the existing dwelling;
 - b. The extension does not exceed the height of the original dwelling;
 - c. The extension does not lead to a 50% increase or more in volume or gross internal floor area of the original dwelling;
 - d. The proposed extension is in scale and character with the existing dwelling and would not materially change the impact of the dwelling on its surroundings;
 - e. The dwelling is of permanent design and construction.
14. Policy H/12 of the emerging Local Plan removes reference to the height specific floor area and volume increase figures under parts b and c the adopted policy but retains parts a, d and e. This policy can be given some weight in the determination of the application given the lack of objections and status of the plan.
15. The former outbuilding was used as stables. It had a length of 15.4 metres (including lean-tos), width of 6.1 metres and height of 2 metres to the eaves and 3.9 metres to the ridge. The materials of construction were timber for the walls and corrugated sheeting for the roof. The building had a simple agricultural character and the scale and the design of the building was considered to be appropriate to an outbuilding found in the countryside.
16. The approved annexe had a length of 17.5 metres, width of 6.2 metres and height of 3.4 metres to the eaves and 6.3 metres to the one and a half storey ridge and 2.6 metres to the eaves and 4/7 metres to the single storey ridge. The materials of construction were to be timber weatherboarding above a brick plinth for the walls and pantiles for the roof. The building retained the agricultural character. The scale and design of the building was considered to be appropriate to an outbuilding found in the countryside given that the accommodation provided was at ground floor level only.
17. The proposed building would the same scale externally as the approved annexe. However, it would provide additional accommodation at first floor level. The building would have additional roof lights that would increase its domestic character. The scale and the design of the building are not considered to be appropriate to a building found in the countryside as an annexe to a main dwelling.
18. Whilst it is acknowledged that the building would be subservient in scale and height to the main dwelling, it is still of a significant scale and is considered to materially change the impact of the site upon the surrounding countryside. The increase in the height and length of the building would result in a visually dominant development that would be seen from public viewpoints to the north and west of the site along the public footpath on Chalky Road. The design of the building with features such as a large number of windows and roof lights would give the appearance of a domestic dwelling rather than an ancillary outbuilding and result in a visually incongruous development that would detract from the rural character of the site and surrounding area when viewed from viewpoints along the footpath on Chalky Road.

19. Although it is noted that the proposed development is an annexe, the siting of the building, layout of the site and scale of accommodation within the building is considered to be capable of separation from the existing dwelling. The accommodation would be wholly independent including two bedrooms, a hallway/boot room that you would find in a dwelling, the siting of the building is a significant distance from the dwelling being over 30 metres away and there is already an outbuilding that separates the main garden and a separate access to the main dwelling.
20. Notwithstanding the above, the information submitted to support the application makes it clear that the main reason for the building was for Mr and Mrs Farrell due to ill health. Whilst there is some sympathy for the situation, it would not justify the provision of this scale of accommodation in this countryside location that could be used independently to the main dwelling. The reference made in relation to the close proximity of the applicant's daughter to help with the parents is of limited weight given that there is not considered to be an essential need for Mr and Mrs Farrell to live on site for medical reasons.
21. With reference to the application for dwellings in the area in the comments from the applicant's agent, it should be noted that the application is for an annexe rather than a dwelling and the policy considerations in relation to an application for a dwelling are not therefore relevant to this case.
22. The development would not have an adverse impact upon neighbours or be detrimental to highway safety.
23. 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 not be granted in this instance.

Recommendation

24. It is recommended that the Planning Committee refuses the application for the following reasons: -
 - i) The proposed annexe, by virtue of its design, is not considered to be in character with the existing dwelling and would materially change its impact on its surroundings. The introduction of domestic features would detract from the existing simple agricultural character and appearance of the building and result in a visually incongruous development from viewpoints along the public footpath on Chalky Road. The proposal is therefore contrary to Policy HG/6 of the South Cambridgeshire Local Development Framework Development Control Policies DPD 2007 and Policy H/12 of the Local Plan Submission 2014 that states extensions to dwellings outside the village frameworks will only be permitted where the extension is in scale and character with the existing dwelling and would not materially change its impact on its surroundings.
 - ii) The proposed annexe, by virtue of its siting and scale is considered to be capable of separation from the existing dwelling. The siting of the building at a distance of over 30 metres from the main dwelling together with the provision of a significant amount of living accommodation is considered to result in an independent unit that is easily capable of separation from the main dwelling particularly with regards to the existing layout of the site. The proposal is therefore contrary to Policy HG/6 of the South Cambridgeshire Local Development Framework Development Control Policies DPD 2007 that states

extensions to dwellings outside village frameworks will only be permitted where the development would not create a separate dwelling or be capable of separation from the existing dwelling.

Background Papers:

The following list contains links to the documents on the Council's website and / or an indication as to where hard copies can be inspected.

- National Planning Policy Framework (NPPF)
- South Cambridgeshire Local Development Framework Development Control Policies DPD 2007
- South Cambridgeshire Local Development Framework Supplementary Planning Documents
- South Cambridgeshire Local Plan Submission 2014
- Planning File Reference S/1691/15/FL

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