

## SOUTH CAMBRIDGESHIRE DISTRICT COUNCIL

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**REPORT TO:** Development and Conservation Control Committee 2<sup>nd</sup> November 2005  
**AUTHOR/S:** Director of Development Services

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**S/1713/05/O - Teversham**  
**Erection of a House at Land Adjacent to 52 Fulbourn Road for Mr P Harding**

**Recommendation: Refusal**  
**Date for determination - 2<sup>nd</sup> November 2005**

### Departure Application

#### Site and Proposal

1. The application relates to an area of land measuring approximately 0.0215ha in area, currently in use as garden land for no. 52 Fulbourn Road. The site is situated some 370m outside the Teversham village framework and within the Cambridge Green Belt. The land currently hosts a garage to the rear and a double bay garage set adjacent to the existing dwelling. The rear boundary is an open mesh fence allowing views to the agricultural land beyond. The northern boundary of the site is a 1.5m high hedge, with more mature planting beyond
2. The outline application, registered on the 7<sup>th</sup> September 2005, proposes a new dwelling to be sited on land to the north of no. 52 Fulbourn Road. The siting and means of access form part of the outline application, with design and landscaping matters reserved. The proposal seeks to use the existing access, which has a wide dropped kerb and therefore the capacity to serve two dwellings. The dwelling would be positioned along the same building line as nos. 52 and 54 Fulbourn Road.

#### Planning History

3. Planning permission was refused and dismissed at appeal for two houses and garages on land between nos. 46 and 52 Fulbourn Road to the north of the appeal site (**S/1764/89/O**).
4. Planning permission was refused for two semi-detached properties on the same land as above (**S/2809/88/O**).
5. Planning permission was refused for residential development on this same land (**S/0524/81/O**).

#### Planning Policy

6. **Policy P1/2** of the Cambridgeshire and Peterborough Structure Plan 2003 states new development will be restricted in the countryside unless the proposals can be demonstrated to be essential in a particular rural location.
7. **Policy P9/2a** of the Structure Plan seeks new development in the Green Belt to be restricted to that required for agriculture and forestry, outdoor sport, cemeteries, or other uses appropriate to a rural area.

8. **Policy GB2** of the South Cambridgeshire Local Plan 2004 states planning permission will not be granted for inappropriate development in the Green Belt unless very special circumstances can be demonstrated. Such a dwelling as proposed is defined as inappropriate development.
9. **Policy SE4** of the Local Plan classifies Teversham as a Group Village where residential development up to a maximum scheme size of 8 dwellings will be permitted within village frameworks, providing it meets certain development criteria.
10. **Policy SE8** of the Local Plan states there will be a general presumption in favour of residential development within village frameworks. Residential development outside these frameworks will not be permitted.
11. **Planning Policy Guidance 2 (PPG 2 - Green Belts)** states the fundamental aim of Green Belt policy is to prevent urban sprawl by keeping land permanently open as the most important attribute of Green Belts is their openness. It defines such development as proposed as inappropriate and states inappropriate development is, by definition, harmful to the Green Belt. Very special circumstances to justify inappropriate development will not exist unless the harm by reason of inappropriateness, and any other harm, is clearly outweighed by other considerations.

### **Consultations**

12. **Teversham Parish Council** recommends approval and states “the Parish Council understands that this site is within the Green Belt but can still not object to the construction of a house on the site. The site is enclosed and part of the garden of no. 52. A new house would not overlook neighbours and would improve the appearance of this area which currently contains an old garage.”
13. The **Chief Environmental Health Officer** confirmed there were no objections regarding noise and environmental pollution.

### **Representations**

14. No further representations have been received.

### **Planning Comments – Key Issues**

15. The plot is situated along Fulbourn Road and within a small cluster of dwellings in this rural community. The land to the north contains planting, whereas the land to the west is in agricultural use, and the site is viewed in relation to this use due to the present open rear boundary of the existing dwelling.
16. The main issue regarding this application is whether the erection of a dwelling in this location is inappropriate development within a Green Belt, and if so, whether very special circumstances occur to support such development.
17. The proposal is defined as inappropriate development within the Green Belt as defined within PPG2 and policy GB2 of the Local Plan. Such development is by definition harmful to the Green Belt in that it does not meet the criteria set out in these policies. The applicant has demonstrated no very special circumstances to overcome this.
18. The village framework does not stretch around the houses in this local area. It is important in planning terms to limit the amount of new development that can take

place in such rural areas. There is a presumption that new dwellings will be situated within village frameworks unless special circumstances, such as affordable units, dictate otherwise.

### **Recommendation**

#### **1. Refusal**

1. The application site is situated within the Cambridge Green Belt. Such development is by definition harmful to the Green Belt, and no very special circumstances are given by the applicant that would justify a departure from this policy. The development also creates a loss of openness to this area due to the expansion of built development into the Green Belt. The development is therefore contrary to Policy GB2 of the South Cambridgeshire Local Plan 2004, which states planning permission will not be granted for inappropriate development within the Green Belt, Policy P9/2a of the Cambridgeshire and Peterborough Structure Plan 2003, which restricts development in the Green Belt to that appropriate in a rural area, and Planning Policy Guidance 2 (Green Belts) which describes such inappropriate development as harmful to the Green Belt.
2. The development is situated 370m outside the Teversham village framework in the countryside. The proposal to erect a dwelling in this location is therefore contrary to Policy P1/2 of the Cambridgeshire and Peterborough Structure Plan 2003, which states new development will be restricted in the countryside unless the proposals can be demonstrated to be essential in a particular rural location, and Policy SE8 of the South Cambridgeshire Local Plan 2004, which states that residential development outside village frameworks will not be permitted.

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

- Cambridgeshire and Peterborough Structure Plan 2003
- South Cambridgeshire Local Plan 2004
- Planning Files Ref S/1713/05/O, S/1764/89/O, S/2809/88/O and S/0524/81/O
- Planning Policy Guidance 2 (Green Belts)

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