

MAIN CASE

Reference No: 17/01799/FUL

Proposal: Single storey rear extension

Site Address: Tunbridge Hall 60 Tunbridge Lane Bottisham Cambridge CB25 9DU

Applicant: Mr David Chaplin

Case Officer: Oli Haydon, Planning Officer

Parish: Bottisham

Ward: Bottisham
Ward Councillor/s: Councillor Alan Sharp
Councillor David Chaplin

Date Received: 5 October 2017 **Expiry Date:** 11th December 2017
[S191]

1.0 **RECOMMENDATION**

- 1.1 Members are recommended to **approve** subject to the recommended conditions below. A summary of the conditions can be read in full on the attached appendix 1.
- 1 Approved plans
 - 2 Time Limit
 - 3 Materials

2.0 **SUMMARY OF APPLICATION**

- 2.1 The full planning application, plans and documents submitted by the Applicant can be viewed online via East Cambridgeshire District Council's Public Access online service, via the following link <http://pa.eastcambs.gov.uk/online-applications/>. **Alternatively a paper copy is available to view at the East Cambridgeshire District Council offices, in the application file.**
- 2.2 The application has been brought to Planning Committee as the applicant is a District Councillor.
- 2.3 The proposal seeks planning permission for a single storey rear extension at the dwelling known as Tunbridge Hall, Bottisham. The extension would project 8.8 metres from the rear elevation, measures a maximum of 6 metres across it, and has a maximum height of 3.5 metres including the proposed roof lantern.

3.0 PLANNING HISTORY

3.1

| | | | |
|--------------|---|----------|------------|
| 01/00082/FUL | Change of use of an existing building from agriculture to Class B1 (business use) with alterations and car parking | Approved | 10.04.2001 |
| 08/00161/FUL | Two storey extension to existing dwelling, creation of new entrance door, increase of roof pitch over part of house and demolition of existing porch. | Approved | 07.04.2008 |
| 17/00454/FUL | Construction of swimming pool changing room/garden room to be built of brick under a slate roof | Approved | 09.06.2017 |
| 17/01304/VAR | Variation of condition 1 (Approved plans) of previously approved 17/00454/FUL for Construction of swimming pool changing room/garden room to be built of brick under a slate roof | Approved | 19.09.2017 |

4.0 THE SITE AND ITS ENVIRONMENT

- 4.1 The site is located within the established development framework for Bottisham and within the designated green belt. The site is stepped back from the highway via a private access road. The wider site hosts a large, detached dwelling and its associated grounds including a swimming pool and tennis court.
- 4.2 To the east of the site and within the green belt is BOT2 employment allocation and the site also falls within Water Treatment Works Safeguarding Area. Given the edge of settlement location the surrounding area is mixed with residential and employment uses.

5.0 RESPONSES FROM CONSULTEES

- 5.1 Responses were received from the following consultees and these are summarised below. The full responses are available on the Council's web site.

Trees Officer – Does not consider any trees are likely to be directly affected. However, has recommended an informative in relation to protection of trees during construction.

Parish - No Comments Received

Ward Councillors - No Comments Received

5.2 **Neighbours** – Four neighbouring properties were notified. No responses were received from the neighbouring occupiers.

6.0 The Planning Policy Context

6.1 East Cambridgeshire Local Plan 2015

ENV 1 Landscape and settlement character
ENV 2 Design
ENV 10 Green Belt
ENV 7 Biodiversity and geology

6.2 Supplementary Planning Documents

Design Guide

6.3 National Planning Policy Framework 2012

7 Requiring good design
9 Protecting Green Belt land

6.4 Proposed Submission Local Plan 2017

LP22 Achieving Design Excellence
LP4 Green Belt
LP28 Landscape, Treescape and Built Environment Character, including Cathedral Views

7.0 PLANNING COMMENTS

7.0.1 The main considerations of this application are: Impact on the Green Belt and visual amenity, residential amenity and trees.

7.1 Impact on the Green Belt and visual amenity

7.1.1 Local Plan policy ENV10: Green Belt (and emerging policy LP4) requires development within the Green Belt to be strictly controlled, and limited to exceptions as prescribed in the NPPF. Where development is proposed in the Green Belt it must be:

- Located and designed so that it does not have an adverse effect on the rural character and openness of the Green Belt; and

- Subject to landscaping conditions, together with a requirement that any planting in adequately maintained to ensure that the impacts on the Green Belt are minimised.

7.1.2 Paragraph 89 of the NPPF describes new buildings in the Green Belt as inappropriate with exceptions to this considered to include:

- The extension or alteration of a building providing it does not result in disproportionate additions over and above the size of the original building.

7.1.3 Taking the above points the proposed rear extension would be of a scale that is subservient to Tunbridge Hall in terms of footprint and height. It is considered to be proportionate to the size of the dwelling and the spacious grounds it is set within.

7.1.4 The site already benefits from mature landscaping in the shape of a large tree to the east of the proposed development and this offers adequate screening when viewed from the Green Belt to the east. The extension is single storey in height and is unlikely to be visible within the public realm other than partially from the employment uses to the north.

7.1.5 The application site forms part of a domestic curtilage, defined by mature planting around the site and fencing to the east in the form of a post and rail style. Therefore the proposed is not considered to impact on the openness of the Green Belt. As previously noted BOT2 employment allocation is also to the east of the site. This site has therefore been considered acceptable for development despite being in more open land and more visually intrusive when compared to this site. It is for these reasons the proposed extension is considered to comply with policies ENV10, LP4 and relevant paragraphs of the NPPF in this relation to the Greenbelt.

7.1.6 In terms of general visual amenity Local Plan policy ENV2 requires this application to ensure that its location, layout, form, scale, massing and materials are sympathetic to the surrounding area.

7.1.7 As previously noted the scale of the proposed pool house is proportionate to the plot size and dwelling on the plot and as such its dimensions are acceptable.

7.2 Residential amenity

7.2.1 Under Local Plan policy ENV2 (and merging policy LP22) this application should take care to ensure there is no significantly detrimental harm to the residential amenity of neighbouring occupiers.

7.2.2 The proposed extension would be built alongside the northern boundary of the site. The boundary is shared with existing employment uses on the neighbouring site and would therefore have no impact on residential amenity in terms of being overbearing or resulting in a loss light. Given the single storey nature and neighbouring land uses it is also not considered to result in a loss of privacy.

7.2.3 As a result the application is considered to comply with the residential amenity aspect of policies ENV2 and LP22.

7.3 Trees

7.3.1 Under Local Plan policy ENV7 (and emerging LP20) this application is required to protect biodiversity and geological value of land and buildings, and minimise harm to or loss of environmental features such as hedgerows and trees.

7.3.2 The Tree Officer has confirmed that no trees will be directly impacted as a result of the proposed extension.

7.3.3 As a result the application is considered to comply with policies ENV7 and LP20 in this regard.

7.4 Planning balance

7.4.1 The proposed is not considered to give rise to harm to the Greenbelt and will have no adverse effects on amenity. No matters in relation to trees and ecology arise. The application is therefore recommended for approval.

8.0 APPENDICES

Appendix 1 - Recommended conditions

| <u>Background Documents</u> | <u>Location</u> | <u>Contact Officer(s)</u> |
|------------------------------------|---|---|
| 17/01799/FUL | Gareth Pritchard Room No. 011 The Grange Ely | Gareth Pritchard Planning Officer 01353 665555 gareth.pritchard@eastcambs.gov.uk |
| 01/00082/FUL | | |
| 08/00161/FUL | | |
| 17/00454/FUL | | |
| 17/01304/VAR | | |

National Planning Policy Framework -

https://www.gov.uk/government/uploads/system/uploads/attachment_data/file/6077/2116950.pdf

East Cambridgeshire Local Plan 2015 -

<http://www.eastcambs.gov.uk/sites/default/files/Local%20Plan%20April%202015%20-%20front%20cover%20and%20inside%20front%20cover.pdf>

APPENDIX 1 – 17/01799/FUL Conditions

- 1 Development shall be carried out in accordance with the drawings and documents listed below

| Plan Reference | Version No | Date Received |
|----------------|------------|------------------|
| 813/17/08 | B | 5th October 2017 |
| 813/17/09 | | 5th October 2017 |
| 813/17/10 | A | 5th October 2017 |

- 1 Reason: To define the scope and extent of this permission.
- 2 The development hereby permitted shall be commenced within 3 years of the date of this permission.
- 2 Reason: To comply with Section 91 of the Town and Country Planning Act 1990, as amended.
- 3 The materials to be used in the construction of the external surfaces shall be as specified on drawing 813/17/10 Rev A. All works shall be carried out in accordance with the approved details.
- 3 Reason: To safeguard the character and appearance of the area, in accordance with policy ENV2 of the East Cambridgeshire Local Plan 2015 and LP22 and LP28 of the Proposed Submission Local Plan 2017.