

MAIN CASE

Reference No: 17/00454/FUL

Proposal: Construction of swimming pool changing room/garden room to be built of brick under a slate roof

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

Applicant: Mr David Chaplin

Case Officer: Gareth Pritchard, Planning Officer

Parish: Bottisham

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

Date Received: 16 March 2017 **Expiry Date:** 9 June 2017

[S19]

1.0 **RECOMMENDATION**

1.1 Members are recommended to **approve** this application subject to the conditions below which can be read in full on attached appendix 1.

- 1 Approved plans
- 2 Time Limit
- 3 Materials
- 4 Ancillary use
- 5 Archaeology

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 application itself is for a swimming pool/garden house to be used in an ancillary manner with Tunbridge Hall. When viewed from the North-West elevation the proposed development has a maximum width of 6.1 metres, depth of 9.2 metres when including the veranda, eaves of 3.2 metres and ridge of 5.15 metres. The proposed would be constructed with a buff brick and have a slate roof.

3.0 PLANNING HISTORY

3.1

77/00327/FUL	ERECTION OF A COVERED CATTLE YARD WITH HAY AND FEED STORES ATTACHED	Approved	13.06.1977
87/00428/FUL	ERECTION GENERAL PURPOSE AGRICULTURAL BUILDING (658 SQM)	Refused	08.05.1987
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
15/00719/TPO	T2 Horse Chestnut - C1 - Crown lift to 4m (smaller limbs only) and reduce branches in crown, overhanging tennis court, by 2m only. Light trim to reduce overhang of garden and tennis court.	Consent	21.07.2015

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 Within the site there are some trees with the closest one being directly east of the proposed pool house.

4.3 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.

Site notice posted – No Comments Received

Parish – No Comments Received

Ward Councillors - No Comments Received

Trees Officer – *'This application is for a swimming pool changing room within the rear garden of a large dwelling to support an existing swimming pool. There are trees throughout the property and a relatively large tree on the boundary near the proposal. The application does not provide an assessment of the potential impact of this proposal.*

I do not object to these plans.

Although a clear assessment has not been submitted, considering the size and location of the build I do not foresee a negative impact to trees at the site if the development is well managed.

I recommend an informative advising the applicant to refer to BS 5837:2012 Trees in relation to design, demolition and construction – Recommendations for information upon affective site management practices to ensure trees are not damaged during the construction process.'

5.2 Neighbours – 5 neighbouring properties were notified and no responses were received.

6.0 The Planning Policy Context

6.1 East Cambridgeshire Local Plan 2015

ENV 1 Landscape and settlement character
ENV 2 Design
ENV 7 Biodiversity and geology
ENV 10 Green Belt
ENV 14 Sites of archaeological interest

6.2 Supplementary Planning Documents

Design Guide

6.3 National Planning Policy Framework 2012

7 Requiring good design

7.0 PLANNING COMMENTS

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

8.0 Impact on the Green Belt and visual amenity

8.1 Local Plan policy ENV10: Green Belt 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.

8.2 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.

8.3 Taking the above points the proposed pool house 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 grounds it is set within.

8.4 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.

8.5 The proposed is also not considered to have an adverse impact on the Green Belt as 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 is considered to comply with policy ENV10 and relevant paragraphs of the NPPF in this regard.

8.6 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.

- 8.7 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.
- 8.8 The applicant proposed buff brick with slate roof which will help it assimilate itself well with the host dwelling. As such these details are also considered to be acceptable.
- 8.9 As a result of the above the application is also considered to comply with policy ENV2.
- 9.0 Residential amenity
- 9.1 Under Local Plan policy ENV2 this application should take care to ensure there is no significantly detrimental harm to the residential amenity of neighbouring occupiers.
- 9.2 Given the location of the proposed in relation to neighbouring properties it is not considered to result in a significantly detrimental harm. The land closest to the north appears to be in employment use and based on aerial photograph would be closest to car parking associated with this use.
- 9.3 The proposed is not considered to result in a loss of privacy for neighbouring occupiers either. There are two roof lights on the side elevations set 1.5 metres from the floor level. One will look onto car part associated with employment and the other to the south across the plot itself. The glazed gable facing east will look onto open fields. As a result the application is considered to comply with the residential amenity aspect of policy ENV2.
- 10.0 Trees
- 10.1 Under Local Plan policy ENV7 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.
- 10.2 The proposed development would be in close proximity to hedgerow and a large tree to the east. The wider site also has a number of mature trees on it. The Tree Officer has not raised objections to the application and its impact. They have requested an informative relating to tree protection during development which is considered to be acceptable.
- 10.3 As a result the application is considered to comply with Local Plan policy ENV7 in this regard.
- 11.0 Other matters
- 11.1 The Historic Environment Team at CCC originally requested a full schedule of works associated with this scheme due to recently excavated Roman villa site in close proximity. Following discussions it was agreed that this was an unreasonable condition given the scale of development proposed and it was agreed a condition relating to monitoring and recording was more proportionate to the scale of scheme.

11.2 The proposal can be conditioned to ensure it is used in an ancillary manner and not utilised as a separate unit of accommodation.

12.0 Planning Balance

12.1 As a result of the points highlighted above the application is not considered to cause detrimental harm to the Green Belt or visual amenity of the area in-line with policies ENV2 and ENV10. There is no considered impact to residential amenity in-line with policy ENV2 or trees as considered in policy ENV7. As a result the application is recommended for approval subject to the conditions detailed in appendix 1.

13.0 APPENDICES

13.1 Appendix 1 - Draft conditions

<u>Background Documents</u>	<u>Location</u>	<u>Contact Officer(s)</u>
17/00454/FUL	Gareth Pritchard	Gareth Pritchard
77/00327/FUL	Room No. 011	Planning Officer
87/00428/FUL	The Grange	01353 665555
01/00082/FUL	Ely	gareth.pritchard@e
08/00161/FUL		astcamb.gov.uk
15/00719/TPO		

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.eastcamb.gov.uk/sites/default/files/Local%20Plan%20April%202015%20-%20front%20cover%20and%20inside%20front%20cover.pdf>

APPENDIX 1 - 17/00454/FUL Conditions

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

Plan Reference	Version No	Date Received
813/17/02		14th March 2017
813/17		14th March 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 the application form. 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.
- 4 The swimming pool/garden house hereby permitted shall be used for purposes ancillary to the residential use of the main dwelling known as Tunbridge Hall; and shall not be occupied as an independent unit of accommodation at any time.
- 4 Reason: To safeguard the residential amenity of neighbouring occupiers, in accordance with policy ENV2 of the East Cambridgeshire Local Plan 2015.
- 5 A programme of archaeological monitoring and recording shall be undertaken during construction in accordance with the requirements of the Historic Environment Team.
- 5 Reason: To ensure that any archaeological remains are suitably recorded in accordance with policy ENV14 of the East Cambridgeshire Local Plan 2015.