

DEVELOPMENT MANAGEMENT COMMITTEE 21st OCTOBER 2024

Case No: 24/00567/FUL

Proposal: PROPOSED ERECTION OF 3-BEDROOM BUNGALOW
WITH ASSOCIATED PARKING

Location: LAND REAR OF NO. 17 HIGH STREET, BLUNTISHAM

Applicant: MR. B HODSON

Grid Ref: 536821 274735

Date of Registration: 24th April 2024

Parish: BLUNTISHAM

RECOMMENDATION - REFUSE

This application is referred to the Development Management Committee (DMC) in accordance with the Council's Scheme of Delegation as the Officer recommendation of refusal is contrary to that of the Parish Councils recommendation for approval.

1. DESCRIPTION OF SITE AND APPLICATION

Site and Surroundings

1.1 The site is a 0.07 ha irregular shaped parcel of land primarily used for the storage of building equipment and is located to the rear of No. 17 High Street, Bluntisham. The site between No.17 and 19 High Street is surrounded by residential development and is situated within the village centre of Bluntisham.

1.2 The site is located within the Bluntisham Conservation Area and several listed buildings are located to the north, west and south. The site is at lowest risk (Flood Zone 1) of flooding from river and sea flooding, and also identified as low risk (less than 25%) to ground water flooding in the Strategic Flood Risk Assessment 2017.

Proposal

1.3 This application seeks to erect a detached three-bedroom bungalow with associated parking for two vehicles on the land to the rear of No.17 High Street, Bluntisham. The application seeks to erect the gable ended bungalow with facing brick, timber weatherboarding, plain tiles and dark grey UPVC windows and doors. The application seeks to use the established access between No.17 and 19 High Street to service the proposed dwelling. To facilitate to separate accesses from the host and

proposed dwelling, the proposal also seeks the demolition of the existing low-level wall and railings which bounds No.17 High Street to the west. The existing carport and store to the rear of No. 17 would be retained.

- 1.4 This application has been accompanied by the following:
- Planning, Design and Access Statement
 - Heritage Statement
 - Preliminary Ecology Appraisal
 - Amended Biodiversity Metric Pre and Post Development
 - Tree Report
- 1.5 This application is a resubmission of 23/01709/FUL. Application 23/01709/FUL was refused at Development Management Committee for the following reasons (summarised):
- 1) The proposal by virtue of its design and location, would result in the introduction of a tandem form of development that is out of keeping with the prevailing pattern and grain of development along High Street and does not respect the character, appearance and form of the Bluntisham Conservation Area contrary to Section 72 of the Planning (Listed Building and Conservation Areas) Act 1990, Policies LP9, LP11, LP12 and LP34 of the adopted Huntingdonshire Local Plan to 2036 and Section 16 of the National Planning Policy Framework .
- 2) The proposal by virtue of insufficient information would fail to provide safe and acceptable access arrangements for the proposed development and would result in an unacceptable impact on highway safety contrary to Policy LP17 of Huntingdonshire's Local Plan to 2036.
- 1.6 Officers have scrutinised the plans and have familiarised themselves with the site and surrounding area.

2. NATIONAL GUIDANCE

- 2.1 The National Planning Policy Framework (NPPF 2023) sets out the three objectives - economic, social and environmental - of the planning system to contribute to the achievement of sustainable development. The NPPF 2023 at paragraph 10 provides as follows: 'So that sustainable development is pursued in a positive way, at the heart of the Framework is a presumption in favour of sustainable development (paragraph 11).'
- 2.2 The NPPF 2023 sets out the Government's planning policies for (amongst other things):
- delivering a sufficient supply of homes;
 - building a strong, competitive economy;
 - achieving well-designed, beautiful and safe places;
 - conserving and enhancing the natural, built and historic environment

2.3 Section 72 of the Planning (Listed Buildings and Conservation Areas) Act 1990, Planning Practice Guidance and the National Design Guide 2021 are also relevant and material considerations.

2.4 For full details visit the government website [National Guidance](#)

3. PLANNING POLICIES

3.1 Huntingdonshire's Local Plan to 2036 (Adopted 15th May 2019)

- LP1: Amount of Development
- LP2: Strategy for Development
- LP4: Contributing to Infrastructure Delivery
- LP5: Flood Risk
- LP6: Waste Water Management
- LP9: Small Settlements
- LP11: Design Context
- LP12: Design Implementation
- LP14: Amenity
- LP15: Surface Water
- LP16: Sustainable Travel
- LP17: Parking Provision and Vehicle Movement
- LP20: Homes for Rural Workers
- LP25: Housing Mix
- LP30: Biodiversity and Geodiversity
- LP31: Trees, Woodland, Hedges and Hedgerows
- LP34: Heritage Assets and their Settings

3.2 Supplementary Planning Documents (SPD) and Guidance:

- Huntingdonshire Design Guide Supplementary Planning Document (2017)
- Bluntisham Conservation Area Character Statement.
- Developer Contributions SPD (2011)
- Huntingdonshire Landscape and Townscape SPD (2022)
- Huntingdonshire Strategic Flood Risk Assessment (2017)
- Cambridgeshire Flood and Water SPD (2017)
- LDF Developer Contributions SPD (2011)
- Annual Monitoring Review regarding housing land supply (2020)
- Cambridgeshire and Peterborough Minerals and Waste Local Plan (2021)

Local policies are viewable at <https://www.huntingdonshire.gov.uk>

3.3 The National Design Guide (2021):

- C1 - Understand and relate well to the site, its local and wider context
- I1 - Respond to existing local character and identity
- I2 - Well-designed, high quality and attractive
- B2 - Appropriate building types and forms

- M3 - Well-considered parking, servicing and utilities infrastructure for all users
- N3 - Support rich and varied biodiversity
- H1 - Healthy, comfortable and safe internal and external environment
- H2 - Well-related to external amenity and public spaces
- H3 - Attention to detail: storage, waste, servicing and utilities.

For full details visit the government website

4. PLANNING HISTORY

- 4.1 23/01709/FUL-Proposed erection of 3-bedroom bungalow with associated parking- Refused.
- 4.2 17/01146/HHFUL – First floor bedroom extension over existing ground floor sun lounge – Permitted.
- 4.3 16/02384/CLPD – Proposed drop kerb – Permitted.
- 4.4 16/02163/HHFUL – Creation of new vehicular access to property – Withdrawn.
- 4.5 16/01537/HHFUL – First floor rear extension with Juliet balcony – Permitted.

5. CONSULTATIONS

- 5.1 Bluntisham Parish Council-No objection but raises highways safety concerns with the proposed access arrangement and the trip generation associated with the proposed dwelling. Speeding and on street parking along High Street may be exasperated by the proposed development.
- 5.2 Cambridgeshire County Council Local Highway Authority – No objection subject to the imposition of several conditions in the interests of highways safety. In this iteration of the development proposal vehicle movements are separated from the host dwellings driveway.
- 5.3 Huntingdonshire District Council Conservation Officer- Object. There is a fundamental objection to this back land development as it would fail to respect the historic morphology of Bluntisham. I would only add to the previous comments that the proposed development also has an adverse impact due to its proximity to Meeting Walk footpath that runs to the rear of the property. This historic thoroughfare is located within the conservation area as it reflects a religious belief and is one of the important associations between the village and Bluntisham Baptist Church (Grade II listed) and burial ground as indicated in Bluntisham CA Character Statement. Introducing a dwelling very close to the

footpath where it has previously been undeveloped garden space would have a significant adverse impact that would harm this relationship and fail to preserve the character and appearance of the Bluntisham Conservation Area.

To conclude, I agree with the previous Conservation Officers objections to the development. The proposed development would be contrary to the provisions of the Planning (LBs and CAs) Act 1990. Under the NPPF the harm identified would be less than substantial and should be weighed against the public benefits of the scheme but in accordance with NPPF paragraph 205 great weight should be given to the preservation of the conservation area. The proposed scheme would also fail to satisfy Local Plan Policy LP34 by not protecting the significance of a designated heritage asset.

- 5.5 Huntingdonshire District Council Urban Design Officer -Object. Previous comments still stand and Urban Design recommend refusal as the artificial subdivision of the site and introduction of a tandem form of development would be out of character with the prevailing pattern and grain of development along this part of the High Street within the Conservation Area. The narrow access and back land location creates a poor relationship and reduced legibility from the High Street, whilst the comings and goings of vehicles could result in adverse amenity impacts to Nos. 17 and 19 either side. The amendments to the parking and access would result in a hard area of prominent hardstanding that would be detrimental to the established character of the High Street. The scheme is considered contrary to Local Plan Policy LP11, LP12 a and b, LP14 and the Place Making Principles set out in Chapter 3 of the HDC Design Guide SPD 2017.
- 5.6 Huntingdonshire District Council Ecology Officer- No comments received at the time this DMC report was published.
- 5.7 Huntingdonshire District Council Arboricultural Officer – No Objection. Recommends the imposition of a condition to ensure boundary trees and hedges near to the proposal are protected during construction.
- 5.8 Huntingdonshire District Council’s Environmental Health Officer- – No Objection.

6. REPRESENTATIONS

- 6.1 Six letters of support were received from households during the course of the application (including the applicants at No.17 High Street) raising the following comments:
- The village has a need for bungalows.
 - The scheme is well designed.

- The single storey design is accessible and promotes inclusivity.
 - The proposal is environmentally friendly as the compact footprint requires less energy consumption.
 - Proportional development for the size of the site and has no impact on its surroundings as the proposal is accessed of a narrow driveway and is obscured by hedging.
 - Good use of waste ground.
- 6.2 No letters of objection were received from households during the course of the application.

7. ASSESSMENT

- 7.1 When determining planning applications, it is necessary to establish what weight should be given to each plan's policies in order to come to a decision. The following legislation, government policy and guidance outline how this should be done.
- 7.2 As set out within the Planning and Compulsory Purchase Act 2004 (Section 38(6)) and the Town and Country Planning Act 1990 (Section 70(2)) in dealing with planning applications the Local Planning Authority shall have regard to have provisions of the development plan, so far as material to the application, and to any other material considerations. This is reiterated within the NPPF (2022). The development plan is defined in Section 38(3)(b) of the 2004 Act as "the development plan documents (taken as a whole) that have been adopted or approved in that area".
- 7.3 In Huntingdonshire the Development Plan (relevant to this applications) consists of:
- Huntingdonshire's Local Plan to 2036 (2019)
 - Cambridgeshire & Peterborough Minerals and Waste Local Plan (2021)
- 7.4 The statutory term 'material considerations' has been broadly construed to include any consideration relevant in the circumstances which bears on the use or development of the land: *Cala Homes (South) Ltd v Secretary of State for Communities and Local Government & Anor* [2011] EWHC 97 (Admin); [2011] 1 P. & C.R. 22, per Lindblom J. Whilst accepting that the NPPF does not change the statutory status of the Development Plan, paragraph 2 confirms that it is a material consideration and significant weight is given to this in determining applications.
- 7.5 The main issues to consider in the determination of this application are:
- The Principle of Development
 - Design, Visual Amenity and Impact On Heritage Assets
 - Residential Amenity
 - Highway Safety

- Flood Risk and Surface Water
- Biodiversity
- Impact on Trees
- Accessible and Adaptable Homes
- Water Efficiency
- Developer Contributions

The Principle of Development

- 7.6 The application site is located within the built-up area of Bluntisham, which the adopted Huntingdonshire Local Plan to 2036 identifies as a Small Settlement. Therefore, the relevant Policy in determining whether the principle of development is acceptable is LP9.
- 7.7 Policy LP9 of the adopted Local Plan states that *‘a proposal that is located within a built-up area of a Small Settlement will be supported where the amount and location of development proposed is sustainable in relation to*
- (a) the level of service and infrastructure provision within the settlement;*
- (b) opportunities for users of the proposed development to access everyday services and facilities by sustainable modes of travel including walking, cycling and public transport and*
- (c) effect on the character of the immediate locality and the settlement as a whole.’*
- 7.8 In regard to criteria (a) and (b), the settlement of Bluntisham offers a range of facilities including a primary school, a service station (with convenience store), a public house, church and a recreational ground. Furthermore, the site is in proximity to two bus stops which provide regular services to Ramsey, Somersham, St Ives and other neighbouring settlements. As such, the Local Planning Authority are satisfied the erection of one dwelling in this location is sustainable given the level of existing services and infrastructure to serve future occupants and larger settlements can be accessed with sustainable modes of travel.
- 7.9 In regard to criterion (c), the effect of the development proposal on the character of the immediate locality is discussed below and is considered to be unacceptable.
- 7.10 The principle of residential development on the site is therefore considered to be unacceptable and contrary with criterion (c) of Policy LP9 of the Huntingdonshire Local Plan to 2036.

Design, Visual Amenity and Impact on Heritage Assets

- 7.11 This application seeks to erect a detached, three-bedroom bungalow to the rear of No. 17 High Street, Bluntisham. The application site is located within Bluntisham Conservation Area

and within the settings of Listed Buildings including 26 High Street, 25 and 27 (Listed as 29 and 29) High Street; Sycamore House 32 High Street and the Barograph Memorial, High Street (all Grade II Listed Buildings) whereby, special attention shall be paid to the desirability of preserving or enhancing the character or appearance of a Conservation Area as per Section 72 of the Planning (Listed Buildings and Conservation Areas) Act 1990. NPPF advice and Local Plan Policy LP 34 aligns with this statutory duty.

- 7.12 Section 12 of the National Framework (NPPF, 2023) seeks well designed development, noting that high quality, beautiful and sustainable buildings and places are fundamental to what the planning and development process should achieve. The ten characteristics of good design are detailed in the National Design Guide (2020) whereby, the sections on context, built form and identity are relevant to this application. Local Plan Policies LP 11 and LP 12 dovetail on national design guidance whereby development proposals will be supported where it is demonstrated that it responds positively to its context (Policy LP 11), is well designed and demonstrates that it contributes positively to the area's character and identity and successfully integrates with adjoining buildings and landscape (Policy LP 12).
- 7.13 Local Design Guidance (HDC Design Guide, 20217) is also relevant to this application, particularly chapter 3 sections 7 and 8. The guidance notes the shape, size and orientation (the form) of a building can have a significant impact upon its surroundings and building detailing can be used to generate new buildings that are both good-looking and appropriate to the character of the area.
- 7.14 This application seeks approval for the erection of a detached three-bedroom bungalow on land to the rear of Non. 17 High Street, Bluntisham. In regard to the context of the site, the Urban Design Officer notes Bluntisham High Street is characterised by predominantly ribbon development with buildings either immediately abutting the back edge of footpath or setback behind low walls, railings and landscaping, with generous gardens extending to the rear of dwellings. This is also noted in the conservation area character statement (paragraph 4.1) whereby the prevailing character of Bluntisham conservation area is largely derived from a few substantial detached listed properties cited on back of footpath locations and interspersed with clusters of modern development. The High Street gives the conservation area a linear form. Whilst there are examples of clusters of dwellings positioned within small cul-desacs in Walnut Tree Close, The Shires and Sayers Court further to the north, south and east of the proposed site, these form small developments containing 4, 5 and 6 units with wider access roads leading from the High Street.
- 7.15 Views into the conservation area from Orchard End would also be affected. The existing Leyland Cypress Hedge would be managed

and lowered, opening up views into the site where the development can be seen.

- 7.16 As such, the subdivision of the rear garden of No. 17 High Street and proposed dwelling is considered back land development which would undermine the predominate pattern of frontage development and erode the sense of space and long spacious garden through its artificial subdivision. It is considered that such an arrangement would appear out of character with the prevailing pattern of development along this part of the High Street within the Conservation Area. The proposal would erode the established character of the area and cause harm to the morphology of the Bluntisham Conservation Area.
- 7.17 With regard to the design and appearance of the proposed dwelling, the Council's Conservation Officer concludes that the overall design of the proposed bungalow has limited interest. Furthermore, the front entrance is located midpoint along the north elevation and would be entirely obscured when approaching the dwelling, this together with the proposed sliding gate and back-land location means the dwelling would have a poor relationship and reduced legibility from the High Street. The design of the structure has little relevance to the architectural language of this part of the conservation area. Furthermore, the siting of the proposed development is also considered to have an adverse impact due to its proximity to Meeting Walk footpath that runs to the rear of the property. This historic thoroughfare is located within the conservation area as it reflects a religious belief and is one of the important associations between the village and Bluntisham Baptist Church (Grade II listed) and burial ground as indicated in Bluntisham CA Character Statement. Introducing a dwelling very close to the footpath where it has previously been undeveloped garden space would have a significant adverse impact that would harm this relationship and fail to preserve the character and appearance of the Bluntisham Conservation Area.
- 7.18 This revised application includes the removal of the low wall, railings and planting adjacent to the High Street to accommodate separate vehicle access between No. 17 and the proposed dwelling. This design amendment seeks to address the previous reason (reason 2) of refusal and matters relating to highways safety are discussed in a later section of this report. Urban Design and Conservation Officers are concerned the removal of the wall would result in a large area of dominant hard standing, a wide void in the street scene and reduced enclosure of the frontage parking. As a result, the frontage parking and hard standing would appear highly prominent from the High Street and would be detrimental to the established character. The proposed 0.6m low wall separating the two accesses would not compensate for the loss of the existing wall in terms of character and would not soften and break up the expanse of parking and hard standing.

- 7.19 Given the above, the Local Authorities Conservation Officer concluded the development proposed would cause less than substantial harm to the character and appearance of the Bluntisham Conservation Area.
- 7.20 Paragraph 207 of the NPPF (2023) states where a development proposal will lead to less than substantial harm to the significance of a designated heritage asset, this harm should be weighed against the public benefits of the proposal including, where appropriate, securing its optimum viable use. The submitted Heritage Statement did not identify any public benefit of the proposal. Whilst this application seeks to erect one private dwelling which would contribute as a windfall site to the housing need, the Local Planning Authority are able to demonstrate a 5-year housing land supply and as such any public benefits to arise from the proposal (e.g. construction employment and the occupants use of local services) are considered to be negligible and would not outweigh the identified harm to the Conservation Area. The siting of the proposed development by virtue of its proximity to the historic thoroughfare known as Meeting Walk footpath would have an adverse impact on the relationship between the village and Bluntisham Baptist Church (Grade II listed). By virtue of the proposed design and location the development would result in a tandem form of development uncharacteristic to the prevailing pattern and grain of development along High Street. The proposal would be out of keeping, uncharacteristic and would not respect the appearance and form of Bluntisham Conservation Area.
- 7.21 The harm of the proposal on the Conservation Area is considered less than substantial however, the public benefits of erecting a single market dwelling would not outweigh such harm. As such, the proposal is considered contrary to Section 72 of the Planning (Listed Building and Conservation Areas) Act 1990, Policies LP9 part (c), LP11, LP12 and LP34 of the adopted Huntingdonshire Local Plan to 2036 and Section 16 of the National Planning Policy Framework in this regard. The effect of the proposal on the character of the immediate locality and settlement as a whole is therefore unacceptable, contrary to criterion (c) of Local Plan Policy LP 9. Subsequently, the principle of development is not supported.

Residential Amenity

- 7.22 Policy LP14 of the Local Plan to 2036 states a proposal will be supported where a high standard of amenity is provided for all users and occupiers of the proposed development and maintained for users and occupiers of neighbouring land and buildings.

Amenity of neighbouring properties

- 7.23 Nos. 13, 15, 17 and 19 High Street and No. 1 Sayers Court are the closest neighbouring residential properties to the proposal and are most likely to be impacted as a result of the proposed development.
- 7.24 As the proposed development is designed as a single storey dwelling and is sited approximately 40 meters from the rear elevation of No. 17 High Street, it is not considered the development would result in any detrimental overbearing, overshadowing or overlooking impacts for the occupants of the host dwelling.
- 7.25 Access to the proposed dwelling would be via the existing vehicular access between No.17 and 19 High Street. Whilst trip generation to and from the proposed dwelling would increase the use of this access and result in some noise and disturbance impacts as highlighted by the Urban Design Officer, given the scale of the proposal and windows to the south elevation of No.19 and north elevation of No.17 are secondary, the noise impacts are not considered to be significant or unacceptable in planning terms.
- 7.26 Given the gable end of the proposed bungalow would have a ridge height of 4.9 meters and is sited to the rear boundary of No.15 High Street by approximately 2.1 meters, it is considered the proposal would have some overbearing and overshadowing impact to the rear amenity space. However, the southwest corner of the site is screened with close board fencing, trees in the rear garden of No.15 provide screening from the site and the rear elevation of No.15 is located 40 meters from the proposed bungalow therefore, the impact is not considered to be significant or unacceptable in planning terms.
- 7.27 The common boundary between No. 13 High Street and the application site is screened by virtue of a well-established hedgerow and fencing. Given the proposed dwelling would be sited approximately 10 meters from the boundary, over 40 meters from the dwelling of No. 13 and is designed as a single storey dwelling the proposal would not result in any detrimental impacts on the neighbouring property or its private rear amenity space.
- 7.28 With regard to No.19 High Street and No. 1 Sayers Court, the proposal is not considered to result in any significantly detrimental overbearing, overshadowing or overlooking impacts on the neighbouring properties as the proposed dwelling would be sited (at its closest point) approximately 1 meter from the common boundary to the north and the proposed roof would slope away from the boundary. Additionally, a 1.8-meter close board fence separates the site from the private amenity space of adjacent neighbours.

Amenity for future occupiers

- 7.29 It is considered the proposed development would provide a high standard of amenity for future occupants of the dwelling as it meets the nationally described space standard for a 3-bedroom 6-person dwelling, provides adequate outdoor amenity space and is screened with close boarded fencing and hedging to offer privacy. All habitable rooms of the proposed bungalow are serviced with windows which offers appropriate levels of daylight and sunlight.
- 7.30 Taking the above factors into consideration, the proposal is considered to be acceptable with regard to its impact on residential amenity and therefore accords with Policy LP14 of Huntingdonshire's Local Plan to 2036, the Huntingdonshire Design Guide SPD and Section 12 of the National Planning Policy Framework in this regard.

Highway Safety & Parking Provision

- 7.31 Policies LP16 and LP17 of the Local Plan to 2036 seeks to ensure that new development incorporates appropriate space for vehicle movements, facilitates access for emergency vehicles and service vehicles and incorporates adequate parking for vehicles and cycles.
- 7.32 The existing access which serves No.17 High Street is situated between the host dwelling and No.19 High Street and is the proposed access for the bungalow. The proposed access arrangement would form two separate accesses. High Street is classified as a C road and is subject to a 30mph speed limit.

Highway Safety

- 7.33 The proposal seeks to retain the existing access and remove the low-level wall and railings on the western boundary along High Street. The removal of the wall would separate access between the host dwelling and proposed, as occupants of No.17 would park up to three vehicles to the front of the property and the occupants of the bungalow would enter and exit the site via the 3.5-meter-wide driveway. The Local Highways Authority raise no objection with the separate access arrangement subject to the imposition of several conditions in the interests of highways safety.
- 7.34 Whilst the proposed development would intensify the use of the access, the proposed development would achieve the appropriate vehicle visibility splays and vehicles can enter and access the site in a forward gear.
- 7.35 Officers acknowledge the parishes concerns regarding highways safety due to speeding and on street parking along High Street, however this is an existing situation over which this application has

no control. Off street parking for two vehicles would be provided for the proposed three-bedroom dwelling, so it is not considered that future residents would significantly add to the pressure of on street parking in the vicinity of the site. Officers and the Local Highway Authority do not consider the proposal would result in unacceptable highway safety concerns, subject to the imposition of the recommended conditions. The proposal is therefore considered to provide a safe and acceptable access arrangement in accordance with highways safety and Policy LP 17 of Huntingdonshire's Local Plan to 2036.

Parking and Cycle Storage

- 7.36 Off street parking for two vehicles would be provided for the proposed three-bedroom dwelling. The proposed removal of the garden wall to the front of No.17 High Street would provide sufficient space for three separate off street parking spaces. As the LPA do not have a specific policy stipulating the number of vehicle parking spaces required in relation to the number of bedrooms, however the two off street parking space for a single dwelling is considered acceptable in this instance. The proposal therefore complies with Policy LP 17 of Huntingdonshire's Local Plan to 2036.
- 7.37 The proposed layout also indicates a space for the covered storage of cycles. The store would be sized to accommodate 1 bike per bedroom as per Local Plan Policy LP17. The proposal also complies with the aim of encouraging the use of sustainable transport modes as per Policy LP 16 of Huntingdonshire's Local Plan to 2036.

Flood Risk and Surface Water

- 7.38 National guidance and Policy LP5 of the Local Plan to 2036 seek to steer new developments to areas at lowest risk of flooding and advises this should be done through application of the Sequential Test, and if appropriate the Exceptions Test (as set out in paragraphs 165-175 of the NPPF (2023)).
- 7.39 The application site is within Flood Zone 1 (at low risk from river and sea flooding), based on Environment Agency Floods Maps and at low risk of ground water flooding per the Strategic Flood Risk Assessment 2017. Given this and the site is less than 1 hectare in size, the submission of a flood risk assessment, sequential and exceptions tests for flooding are not required in accordance with the NPPF and NPPG.
- 7.40 The submitted application form states surface water would be disposed of through soakways and foul water would be discharged into sewer mains. As the proposed development is minor and is at

a low risk of flooding, Officers are satisfied that drainage details can be secured as part of building regulations and other relevant legislative requirements.

- 7.41 Overall, the proposal is considered to be acceptable with regard to its impact on both flood risk and water drainage and therefore accords with Policies LP5, LP6 and LP15 of Huntingdonshire's Local Plan to 2036 and Section 14 of the National Planning Policy Framework in this regard.

Biodiversity

- 7.40 Paragraph 180 of the NPPF (2023) states planning policies and decisions should contribute to and enhance the natural and local environment. Policy LP30 of the Local Plan to 2036 requires proposals to demonstrate that all potential adverse impacts on biodiversity and geodiversity have been investigated and ensure no net loss in biodiversity and provide a net gain where possible, through the planned retention, enhancement and creation of habitats and wildlife features, appropriate to the scale, type, and location of development.
- 7.41 A Preliminary Ecological Appraisal (PEA) accompanied the application and states the site is of negligible ecological value. The report provides recommendations to protect nesting birds, bats and hedgehogs and offers biodiversity enhancement measures including bird and bat boxes, hedgehog friendly boundary treatments and planting of native species.
- 7.42 The Biodiversity Net Gain Metric which accompanied this application was revised to account for any on site habitats degraded after 30 January 2020 in accordance with Paragraph 6 of Schedule 7A of the Town and Country Planning Act 1990. The amended metric identified the biodiversity baseline for the site consists of 0.06 habitat units and 0.10 hedgerow units. As the applicants seek to retain the existing boundary hedgerows and erect a new native hedgerow, as indicated on the site layout, it would provide an additional 0.12 hedgerow units (18.6% biodiversity uplift). As the proposal would reduce the amount of vegetated garden and the site is constrained by its back land location, the proposal is unable to compensate for such loss and provide a biodiversity net gain on site. The applicants have confirmed that the loss to 0.04 habitat units plus any units required to deliver a 10% net gain shall be compensated by purchasing off site credits. On and off site BNG is recommended to be secured by legal agreement to any granted planning consent to ensure the BNG habitats are maintained and monitored for at least 30 years.
- 7.43 Overall, Officers are satisfied with the findings of the submitted appraisal given the site as existing primarily comprises of unvegetated hardstanding with hedgerow boundaries.

Compliance conditions are recommended to be imposed upon any granted planning consent to ensure the development is carried out in strict accordance with the submitted PEA and the landscaping details. Subject to the imposition of conditions, the proposal is considered to accord with the objectives of Policy LP30 of Huntingdonshire's Local Plan and Section 15 of the National Planning Policy Framework and Schedule 7A of the Town and Country Planning Act 1990 (as inserted by Schedule 14 of the Environment Act 2021) in this regard.

Impact on Trees

- 7.44 Policy LP31 of the Huntingdonshire Local Plan to 2036 requires proposals to demonstrate that the potential for adverse impacts on trees, woodland, hedges and hedgerows has been investigated and that a proposal will only be supported where it seeks to conserve and enhance any existing tree, woodland, hedge or hedgerow of value that would be affected by the proposed development.
- 7.45 The proposal would require the trimming of the various hedgerows which bound the site however, the majority of these would be retained and maintained. The submitted tree survey recommends the removal of one small section of a 2 meter high hedgerow due to its poor condition. The Arboricultural Officer was consulted as part of the application and raised no objection to the proposal. The protection of boundary trees and hedges during the course of construction is recommended to be secured by condition to any granted planning permission.
- 7.46 Subsequently, the removal of the small hedgerow is considered acceptable and in accordance with Local Plan Policy LP34, subject to the imposition of the recommended condition for further landscaping details.

Accessible and Adaptable Homes

- 7.47 Policy LP25 of the Local Plan to 2036 requires proposals that include housing to meet the optional Building Regulation requirement M4(2) "Accessible and adaptable dwellings" unless it can be demonstrated that site specific factors make this unachievable. A condition is recommended to be imposed upon any granted planning consent to ensure that the development would be built in accordance with these standards and maintained for the life of the development.

Water Efficiency

- 7.48 Policy LP12 of the Local Plan to 2036 requires proposals that include housing to comply with the optional building regulation for water efficiency, as set out in Approved Document G of the Building Regulations. A condition is recommended to be imposed

upon any granted planning consent to ensure that the development would be built in accordance with these standards and that they are maintained for the life of the development

Developer Contributions

Wheeled Bins

7.49 Part H of the Developer Contributions SPD (2011) requires a payment towards refuse bins for new residential development. A Unilateral Undertaking to secure the provision of wheeled bins has been submitted as part of the application. On this basis the proposal would provide a satisfactory contribution to meet the tests within the CIL Regulations. The proposal therefore accords with Policy LP4 of the Huntingdonshire Local Plan to 2036 and the Developer Contributions Supplementary Planning Document (2011).

Community Infrastructure Levy (CIL)

7.50 The development will be CIL liable in accordance with the Council's adopted charging schedule; CIL payments will cover footpaths and access, health, community facilities, libraries and lifelong learning and education.

Conclusion

7.51 Planning law requires that applications for planning permission be determined in accordance with the development plan, unless material considerations indicate otherwise.

7.52 The form, siting and design of the proposed dwelling would result in less than substantial harm to the character and appearance of the Bluntisham Conservation Area and surrounding area. The proposal is not considered to generate sufficient public benefits to outweigh the identified harm.

7.53 Having regard for all relevant material considerations, it is concluded that the proposal would not accord with local and national planning policy. Therefore it is recommended that planning permission be refused.

8. RECOMMENDATION - REFUSAL for the following reason.

1. The proposal would result in a development that by virtue of its design and location, would result in the introduction of a tandem form of development that is out of keeping with the prevailing pattern and grain of development along this part of the High Street and does not respect the character, appearance and form of the Bluntisham Conservation Area. Whilst the identified harm is considered to be less than substantial there would be no public

benefits derived from the provision of a single market dwelling to outweigh this harm. As such, the proposal is considered to be contrary to Section 72 of the Planning (Listed Building and Conservation Areas) Act 1990, Policies LP9 part (c), LP11, LP12 and LP34 of the adopted Huntingdonshire Local Plan to 2036 and Section 16 of the National Planning Policy Framework in this regard. The proposal would therefore have an unacceptable effect on the character of the immediate locality and the settlement as a whole, contrary to criterion (c) of Policy LP9 Huntingdonshire Local Plan. Subsequently, the principle of development is not supported.

If you would like a translation of this document, a large text version or an audio version, please contact us on 01480 388388 and we will try to accommodate your needs.

CONTACT OFFICER:

Enquiries about this report to **Charlotte Dew Senior Development Management Officer** – charlotte.dew@huntingdonshire.gov.uk

Pathfinder House, St Mary's Street
Huntingdon. PE29 3TN
Developmentcontrol@huntingdonshire.gov.uk

01480 388424
www.huntingdonshire.gov.uk

Head of Planning Services
Pathfinder House
St. Mary's Street
Huntingdon
Cambridgeshire PE 29 3TN

Application Number: 24/00567/FUL Case Officer Charlotte Dew

Proposal: Erection of 3-bedroom bungalow with associated parking including new fencing

Location: 17 High Street Bluntisham Huntingdon

Observations of Bluntisham ~~Town~~ Parish Council.

Please ✓ box as appropriate

Recommend **approval** because (please give relevant planning reasons in space below)

See attached document.

Recommend **refusal** because... (please give relevant planning reasons in space below)

No observations either in favour or against the proposal

Mrs T Hope Clerk to Bluntisham ~~Town~~ Parish Council. (For GDPR purposes please do not sign)

Date : *1.5.24*

Failure to return this form within the time indicated will be taken as an indication that the Town or Parish Council do not express any opinion either for or against the application.

Please send response to email address below:-

Development.control@huntingdonshire.gov.uk

(Development Management)

Bluntisham Parish Council
Application 24/00567/FUL
17 High Street, Bluntisham

In principle Bluntisham Parish Council have no objections to the proposal and they continue to insist that there is no access to the property via Meeting Walk footpath, this will include any deliveries or vehicles driving over the footpath during any building stages.

The parish council trusts the conservation officer and hopes that their opinions are listened to ahead of any decision given.

The parish council does have some concerns with the additional traffic accessing the High Street and given the location of the access to the site being on a blind bend feel this might be a concern. Since the previous application was submitted the parish council has received concerns with parked cars & speeding on the High Street and having more vehicles entering and leaving the property will add to this.

Bluntisham Parish Council
1.5.24

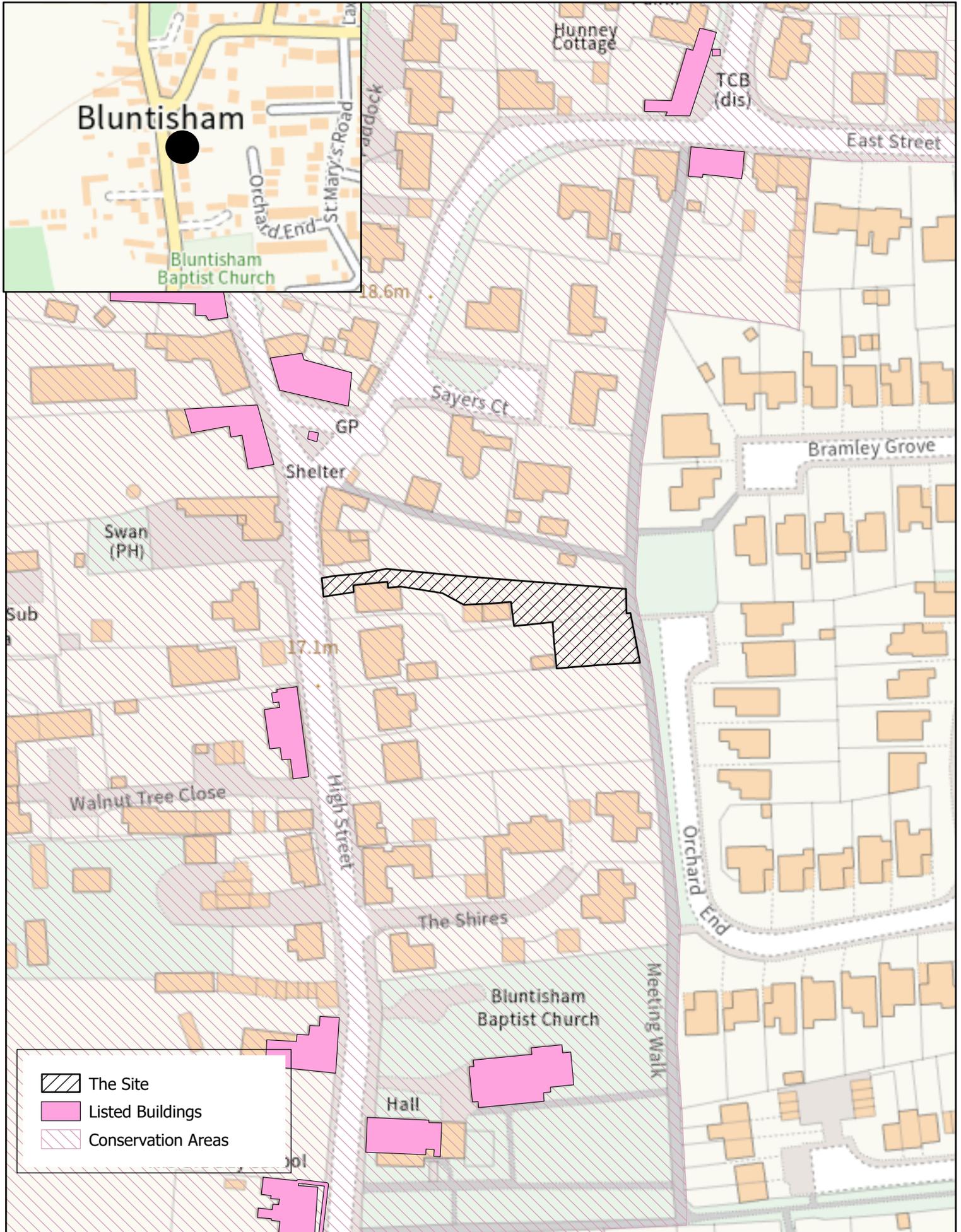
Development Management Committee

Application Ref: 24/00567/FUL

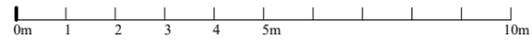


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Date Created: 09/10/2024



Scale: 1:100



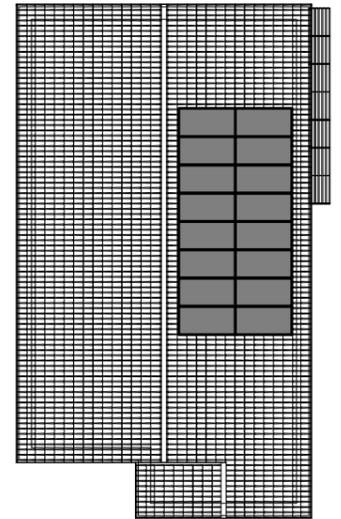
THIS DRAWING AND THE BUILDING WORKS DEPICTED ARE THE COPYRIGHT OF L BEVENS ASSOCIATES ARCHITECTS LTD AND MAY NOT BE REPRODUCED OR AMENDED EXCEPT BY WRITTEN PERMISSION. NO LIABILITY WILL BE ACCEPTED FOR AMENDMENTS MADE BY OTHER PERSONS. COPYRIGHT 2023 ©.

ALL MEASUREMENTS SHOULD BE CHECKED ON SITE AND ANY DISCREPANCIES SHOULD BE REPORTED TO THE ORIGINATOR.

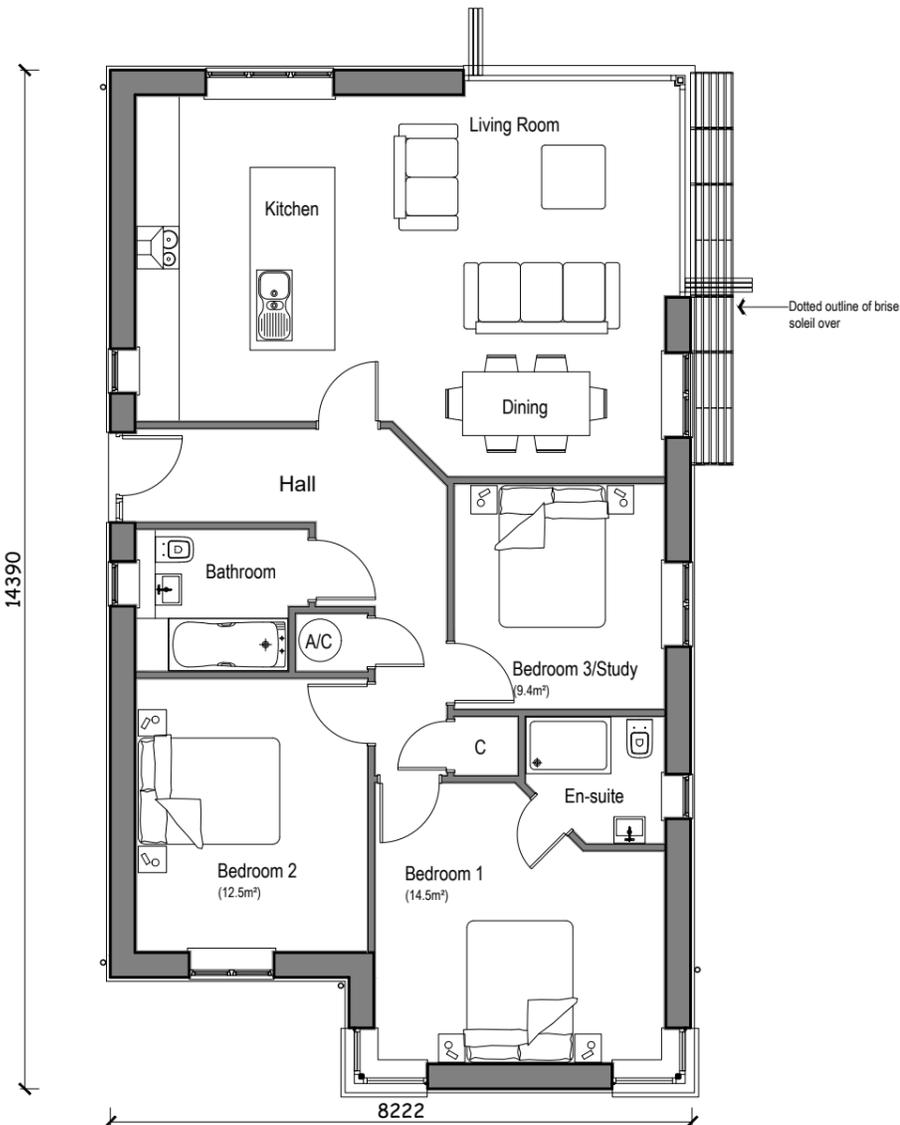
ALL WORKS TO COMPLY WITH CURRENT CDM REGULATIONS AS APPROPRIATE. IT IS THE CLIENT'S RESPONSIBILITY TO FULLY COMPLY WITH THE CDM 2015 REGULATIONS INCLUDING APPOINTING A PRINCIPAL DESIGNER AND PRINCIPAL CONTRACTOR FOR PROJECTS WITH MORE THAN ONE CONTRACTOR ON SITE.

NO WORKS TO COMMENCE ON SITE UNTIL ALL APPROVALS ARE CONFIRMED IN WRITING. L BEVENS ASSOCIATES ARCHITECTS LTD ACCEPTS NO LIABILITY IF THIS IS BREACHED.

IT IS THE CONTRACTORS RESPONSIBILITY TO ACCURATELY LOCATE EXISTING SERVICES PRIOR TO WORKS COMMENCING.



PROPOSED ROOF PLAN
1:200



- Rev B Mar. 24 Materials changed on elevations and roof pitch reduced from 30° to 27.5°
- Rev A Jul. 23 Revised to suit client comments



L Bevens Associates Architects Ltd
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10 Cricketers Way
Chatteris
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PE16 6UR
Tel: 01354 693969
Mob: 07729 562818
Email: enquiries@lbevens-associatesltd.co.uk
Web: www.lbevens-associatesltd.co.uk

DRAWING STATUS	PRELIMINARY PLANNING	<input type="checkbox"/>	CONSTRUCTION	<input type="checkbox"/>
		<input checked="" type="checkbox"/>	FILE COPY	<input type="checkbox"/>

CLIENT
Mr and Mrs B Hodson

PROJECT
Land East of 17 High Street, Bluntisham, Cambridgeshire.

DRAWING TITLE
Proposed Floor Plan
Proposed Elevations
Proposed Roof Plan

SCALE	DATE	DRAWN	CHECKED
1:100 & 1:200 @ A3	June 2023	LB	

DRAWING NUMBER	REVISION
CH22/LBA/608/FP-2-101	B

PLANNING CONSULTATION RESPONSE

<p>To Charlotte Dew Huntingdonshire District Council Pathfinder House St Marys Street Huntingdon PE29 3TN</p>	<p>Place & Economy Highway Development Management Cambridgeshire County Council West Highways Division Huntingdon Highways Depot Stanton Way Huntingdon Cambs PE29 6PY</p>
<p>App Reference: 24/00567/FUL</p>	<p>Contact: Robin Hobbs</p>
<p>Date In: 25/04/24 Date Out: 30/05/24</p>	

RE: *Application description*

Proposal: Erection of 3-bedroom bungalow with associated parking including new fencing.

Location: 17 High Street Bluntisham Huntingdon PE28 3LD

As per previous iterations this now proposes keeping vehicle movements separate from the original drive to the usage of the site frontage. Very little is different in this respect to the surrounding dwellings apart from the new dwelling does benefit from onsite turning.

Following a careful review of the documents provided to the Highway Authority as part of the above planning application, the effect of the proposed development upon the Public Highway should be mitigated if the following conditions form part of any permission that the Planning Authority is minded to issue in regard to this proposal:

HDMC 10 Notwithstanding the provision of Class A of Schedule 2, Part 2 of the Town and Country Planning (General Permitted Development) Order 1995, (or any order revoking, amending or re-enacting that order) no gates shall be erected across the approved access unless details have first been submitted to and approved in writing by the Local Planning Authority.

Reason: In the interests of highway safety.

HDMC 17 Prior to the first occupation of the development the proposed on-site parking and turning area shall be laid out, in accordance with the approved plan and thereafter retained for that specific use.

Reason: To ensure the permanent availability of the parking / manoeuvring area, in the interests of highway safety.

HDMC 19 Prior to the first occupation of the development (or prior to the commencement of the proposed use) visibility splays shall be provided each side of the vehicular access in full accordance with the details indicated on the submitted plan No CH22/LBA/608/FP-2-100 rev C
The splays shall thereafter be maintained free from any obstruction exceeding 0.6m above the level of the adjacent highway carriageway.

Reason: In the interests of highway safety.

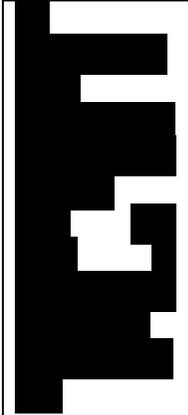
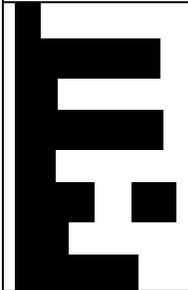
Urban Design Forum

AGENDA

DATE 3 June 2024

Please fill in DM officer name, ref, address of case

DM Admin – Please save to anite and route to applicable officer as 'COMMENT'

Officer/Case	Site Constraints – FZ, CA, LB, TPO's, Related Apps	Actions agreed	UD Officer
			
			

			
<p>CDEW 24/00567/FUL 17 High Street Bluntisham Huntingdon PE28 3LD Resubmission of 23/01709/FUL</p>		<p>The application follows refusal of previous application 23/01709/FUL for the erection of a detached 3-bed bungalow to the rear of No. 17 High Street Bluntisham.</p> <p>The application was refused for two reasons:</p> <ol style="list-style-type: none"> <i>The proposal would result in a development that by virtue of its design and location, would result in the introduction of a tandem form of development that is out of keeping with the prevailing pattern and grain of development along this part of the High Street and does not respect the character, appearance and form of the Bluntisham Conservation Area. Whilst the identified harm is considered to be less than substantial there would be no public benefits derived from the provision of a single market dwelling to outweigh this harm. As such, the proposal is considered to be contrary to Section 72 of the Planning (Listed Building and Conservation Areas) Act 1990, Policies LP9, LP11, LP12 and LP34 of the adopted Huntingdonshire Local Plan to 2036 and Section 16 of the National Planning Policy Framework in this regard. The proposal would therefore have an unacceptable effect on the character of the immediate locality and the settlement as whole, contrary to criterion (c) of Policy LP9 Huntingdonshire Local Plan. Subsequently, the principle of development is not supported.</i> <i>The proposed development would result in an intensification of the existing access to be a shared access for the existing dwelling and the proposed dwelling. Due to this, the proposed access would not be able to achieve the appropriate vehicle to vehicle visibility splays. The proposal would therefore fail to provide safe and acceptable access arrangements for the proposed development and would result in an unacceptable impact on highway safety. As such, the proposal is contrary to Policy LP17 of Huntingdonshire's Local Plan to 2036.</i> <p>The resubmitted application retains the same siting and footprint of the 3-bed bungalow proposed as part of 23/01709/FUL refusal. Changes are limited to the 0.25m lower ridge height and replacement of the facing brickwork with featheredge cladding. The principle of back land development is considered contrary to the prevailing pattern and grain of development set out in reason for refusal 1 above and previous urban design comments raised in response to 23/01709/FUL below:</p> <ul style="list-style-type: none"> Bluntisham High Street is characterised by predominantly ribbon development with buildings either immediately 	<p>MP</p>

abutting the back edge of footpath or setback behind low walls, railings and landscaping, with generous gardens extending to the rear of dwellings. Whilst there are examples of clusters of dwellings positioned within small cul-de-sacs in Walnut Tree Close, The Shires and Sayers Court further to the north, south and east of the proposed site, these form small developments containing 4, 5 and 6 units with wider access roads leading from the High Street.

Urban Design consider the proposals would undermine the predominate pattern of frontage development and erode the sense of space and long spacious garden through its artificial subdivision. It is considered that such an arrangement would appear out of character with the prevailing pattern of development along this part of the High Street within the Conservation Area.

As raised in the pre-application response letter (22/70040/PREAPP), Officers are unable to see how an additional dwelling on this site could be achieved, which would respect the layout, pattern and character of development in the surrounding area.

- It is considered that the comings and goings of vehicles to the proposed dwelling could result in noise and adverse amenity impacts to the existing occupants of both No 17 and 19 either side, particularly given the narrow width of the access (which reduces to just 2.67m) and the arrangement of ground and first floor of windows on the north elevation of No 17.
- The revised siting and orientation of the proposed dwelling means views into the site from the High Street would be towards the northwest corner of the dwelling and the window to bedroom 2, whilst this forms an improvement from the pre-application submission, the front entrance is located midpoint along the north elevation and would be entirely obscured when approaching the dwelling, this together with the proposed sliding gate and back-land location means the dwelling would have a poor relationship and reduced legibility from the High Street.

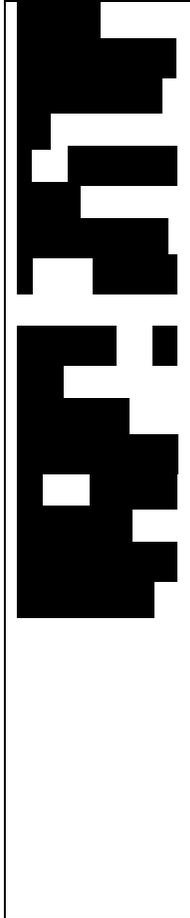
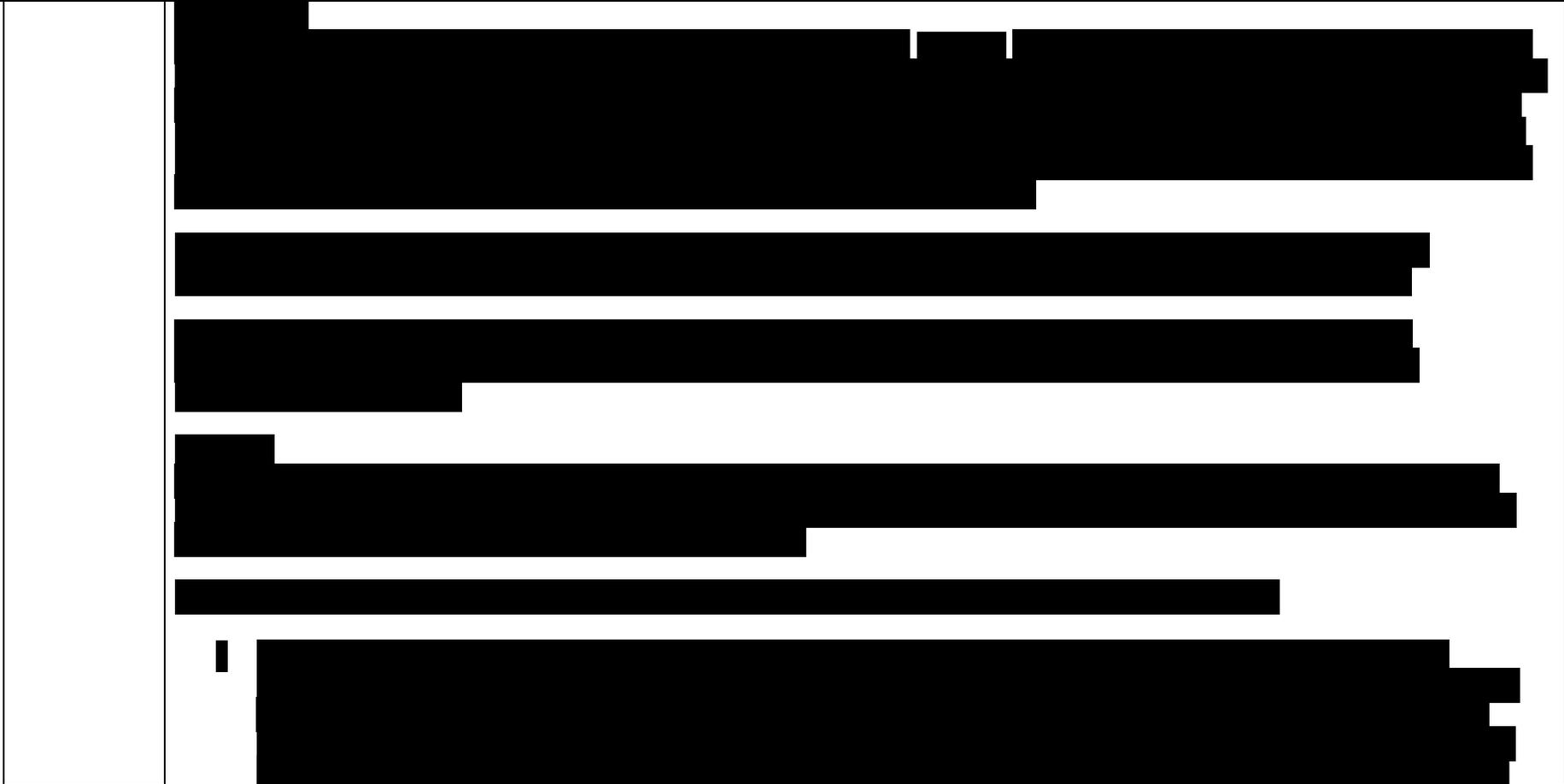
The resubmitted application retains and converts the existing garage and car ports to the rear of No. 17 as a store for the host dwelling, vehicle access to these structures is no longer proposed, allowing the rear garden to No. 17 to be increased, with a new 2m high decorative timber fence enclosing this part of the garden. Whilst the larger garden for No. 17 is supported, Urban Design comments on the previous refused application noted the introduction of a new dwelling would likely result in the loss of privacy and security to No. 17, partially given the trellis screen boundary adjacent to the access would be retained (see photo below taken from the previous submitted DAS).



View looking west along access driveway to High Street.

Other amendments include the removal of the low wall, railings and planting adjacent to the High Street to accommodate separate vehicle accesses to No. 17 and the proposed dwelling. Whilst this change seeks to address reason for refusal 2,

	<p>Urban Design are concerned the combined 12.3m width of the two accesses results in a large area of dominant hard standing, a wide void in the street scene and reduced enclosure of the frontage parking, as a result the frontage parking and hard standing would appear highly prominent from the High Street and would be detrimental to the established character. The proposed 0.6m low wall separating the two accesses does little to soften and break up the expanse of parking and hard standing.</p> <p>Recommendation: refuse as the artificial subdivision of the site and introduction of a tandem form of development would be out of character with the prevailing pattern and grain of development along this part of the High Street within the Conservation Area. The narrow access and back land location creates a poor relationship and reduced legibility from the High Street, whilst the comings and goings of vehicles could result in adverse amenity impacts to Nos. 17 and 19 either side. The amendments to the parking and access would result in a hard area of prominent hardstanding that would be detrimental to the established character of the High Street.</p> <p>The scheme is considered contrary to Local Plan Policy LP11, LP12 a and b, LP14 and the Place Making Principles set out in Chapter 3 of the HDC Design Guide SPD 2017.</p>	
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