

Case No: 15/02064/FUL (FULL PLANNING APPLICATION)
Proposal: ERECTION OF A DETACHED TWO STOREY DWELLING
Location: LAND ADJACENT 49 LUCKS LANE PE19 5TQ
Applicant: MR & MRS G BASS
Grid Ref: 519357 267217
Date of Registration: 09.11.2015
Parish: BUCKDEN

RECOMMENDATION - APPROVE

This application has been referred to Development Management Panel because the Parish Council's recommendation of refusal is contrary to the officer recommendation of approval.

1. DESCRIPTION OF SITE AND APPLICATION

- 1.1 The site is located within the Key Service Centre of Buckden, in a predominantly residential area on the western side of Lucks Lane. The buildings along Lucks Lane are sited in a linear form and are similar in design and form. The buildings are of typical 1970s design, with flat roof garages attached forming a common link with their neighbours. The separation distances between the dwellings vary along the row.
- 1.2 The site consists of land associated with 49 Lucks Lane, currently forming the rear/side garden and the driveway. Single storey ancillary buildings are currently positioned to the side of no. 49.
- 1.3 The site is not in the designated Conservation Area for the village, nor are there any buildings of historic merit or value close by.
- 1.4 The application seeks planning permission for a two storey dwelling set between the existing dwellings at 47 and 49 Lucks Lane. Two car parking spaces are shown to the side of the proposed new dwelling. The host dwelling retains its garage and one space in front of it.
- 1.5 A unilateral Undertaking for the provision of wheeled refuse bins by the Council has been provided by the applicants.
- 1.6 Planning was granted for an identical two-storey detached house in 2012 under application 1201261FUL. The proposed dwelling would be located in the same position on the site, with a gap of 3.37 metres retained to no.49 and a gap of 5.04 metres to no.47.

2. NATIONAL GUIDANCE

- 2.1 The National Planning Policy Framework (2012) sets out the three dimensions to sustainable development - an economic role, a social role and an environmental role - and outlines the presumption in favour of sustainable development. Under the heading of Delivering Sustainable Development, the Framework sets out the Government's planning policies, the most relevant of which are:
- delivering a wide choice of high quality homes
 - requiring good design

For full details visit the government website

<https://www.gov.uk/government/organisations/department-for-communities-and-local-government>

3. PLANNING POLICIES

- 3.1 Saved policies from the Huntingdonshire Local Plan (1995)
- En25: "General Design Criteria"
 - H31: "Residential privacy and amenity standards"
 - H32: "Sub-division of large curtilages"
- 3.2 Saved policies from the Huntingdonshire Local Plan Alterations (2002)
- HL5 - Quality and Density of Development
- 3.3 Adopted Huntingdonshire Local Development Framework Core Strategy 2009
- CS3: "The Settlement Hierarchy".
- 3.4 Huntingdonshire draft Local Plan to 2036 - Stage 3 (2013)
- LP 1 - Strategy and principles for development
 - LP 9 - Development in Key Service Centres
 - LP 13 - Quality of Design
 - LP 15 - Ensuring a High Standard of Amenity

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

4. PLANNING HISTORY

- 4.1 1201261FUL - two storey detached three-bedroom dwelling - granted

5. CONSULTATIONS

- 5.1 **Buckden PC:** recommend refusal because "the site provides a natural break between the properties in the red brick style of The Osiers development and those properties in the darker brick style of the Springfield Close development and closing this gap and leaving no break is seen as detrimental to the street scene".
- 5.2 **Local Highway Authority** - No objections, no changes to the public highway are required. Any garages should be large enough to accommodate vehicles and enable two parking spaces for the existing and the proposed dwellings to be provided.

6. REPRESENTATIONS

6.1 None.

7. ASSESSMENT

7.1 The principle of housing development in this location has previously been agreed under 1201261FUL. The key issues for consideration therefore relate to:

- impact on character
- impact on neighbouring amenity
- highway safety/parking

Impact on character:

7.2 The western side of Lucks Lane is generally characterised by two storey dwellings set in linear form. The existing buildings along this row form a generally regular pattern in the street scene, with the buildings using the majority of the width of their respective plots. The site subject to this application however has more space around the building compared to others in this row.

7.3 The new dwelling proposed has been designed using similar detailing and design to the existing properties, albeit with a narrower frontage. The simple design would be in keeping with the adjacent dwellings along this row. It is accepted that the proposal would change the pattern of development along this part of Lucks Lane with the introduction of the new dwelling on this site, but the site/the space between nos. 47 and 49 already departs from the more regular pattern of development on Luck's Lane. The proposal would be an acceptable addition to the street scene.

7.4 The application would comply with policies En25 and H32 of the Huntingdonshire Local Plan (1995) and LP13 of the Huntingdonshire draft Local Plan to 2036 - Stage 3 (2013).

Neighbour amenity:

7.5 The main two-storey built form would be positioned adjacent to no.49. There would only be a small single flat roofed element projecting to the rear. The impact on the residents of this property would be acceptable. The dwelling would be located between 2.34 and 3.6 metres from the shared boundary with no.47. Whilst the new dwelling would be located to the south of no.47, the dwelling would not be overbearing and the residents of no.47 would not be adversely affected by loss of light or overshadowing. The dwelling meets the 45-degree light rule for both neighbouring properties. The two first floor windows on the side elevation facing no.47 serve a bathroom and en-suite, and could be conditioned to be obscure glazed.

7.6 The application is deemed to be acceptable, as it complies with policies H31 of the Huntingdonshire Local Plan (1995) and LP15 of the Huntingdonshire draft Local Plan to 2036 - Stage 3 (2013).

Highways safety/parking

- 7.7 The site is located on a non-classified road where driveways without turning areas and on-street parking already exist. The access offers similar vehicular access arrangements to the existing residential properties adjacent, in respect of turning and parking. Two car parking spaces would be provided for each dwelling. There is no objection to the application on highway safety grounds, and the parking provision is acceptable.

Conclusion

- 7.8 Having regard to applicable national and local planning policies, and having taken all relevant consideration into account, it is recommended that planning permission should be approved.

8. **RECOMMENDATION** - **APPROVAL** subject to conditions to include the following

- standard 3 year time limit
- drawings numbers
- external materials to match no.49
- flat roof at the rear not to be used as a balcony/outdoor amenity area
- first floor windows on side elevation facing no.47 to be obscurely glazed and fanlight opening only
- garage at no.49 to be retained for the parking of cars

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CONTACT OFFICER:

Enquiries about this report to **Harry Heywood Development Management Officer 01480 387163**



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

Application Number: 15/02064/FUL

Case Officer: Harry Heywood

Proposal: Erection of a detached, two storey, three bedroom dwelling

Location: Land Adjacent 49 Lucks Lane.

Observations of BUCKDEN Parish Council.

☒ Recommend **refusal** because The site provides a natural break between the properties in the red brick style of The Osiers development and those properties in the darker brick style of the Springfield Close development and closing this gap and leaving no break is seen as detrimental to the street scene.

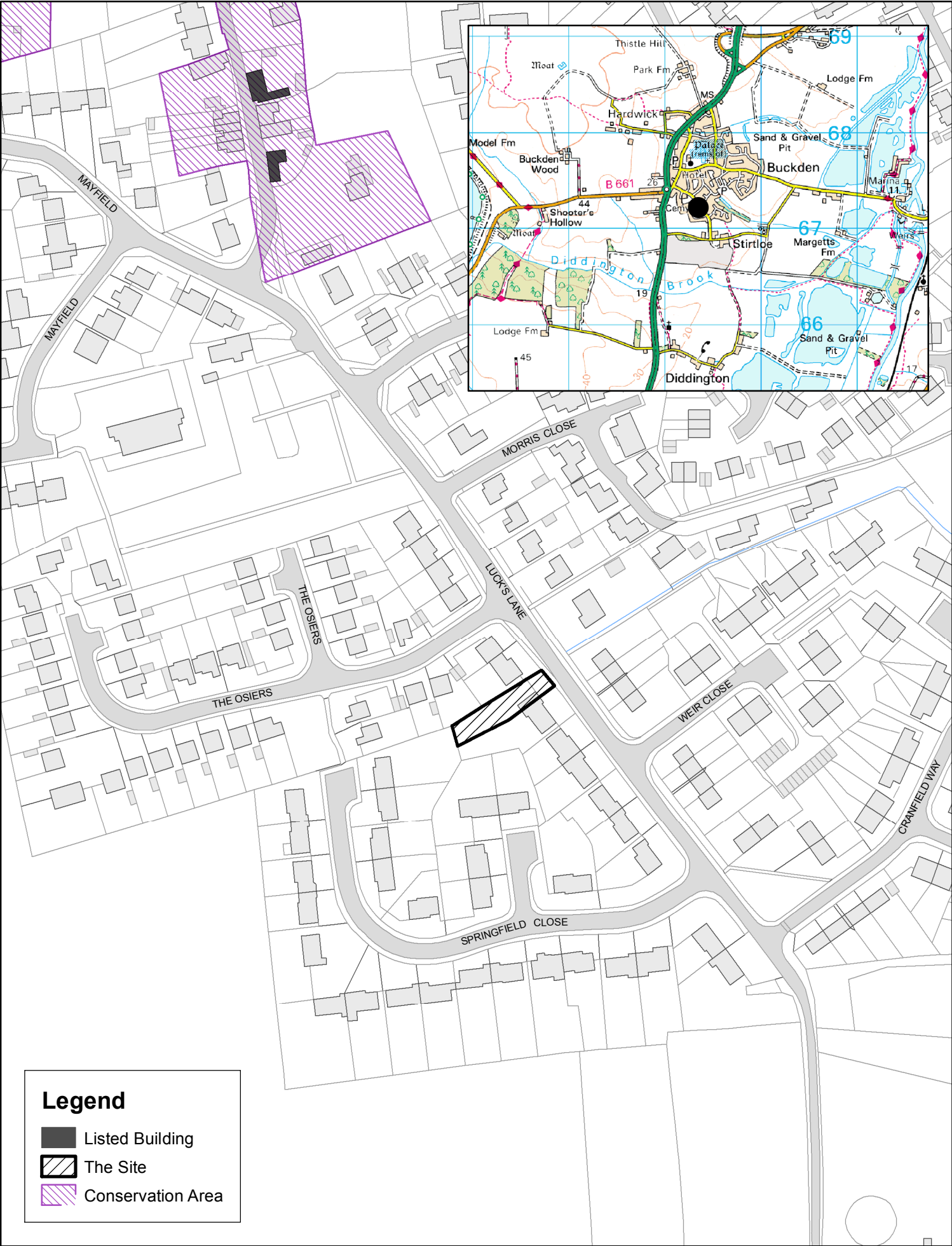
Clerk to BUCKDEN Parish Council. Date : 02 December 2015

Development Management Panel



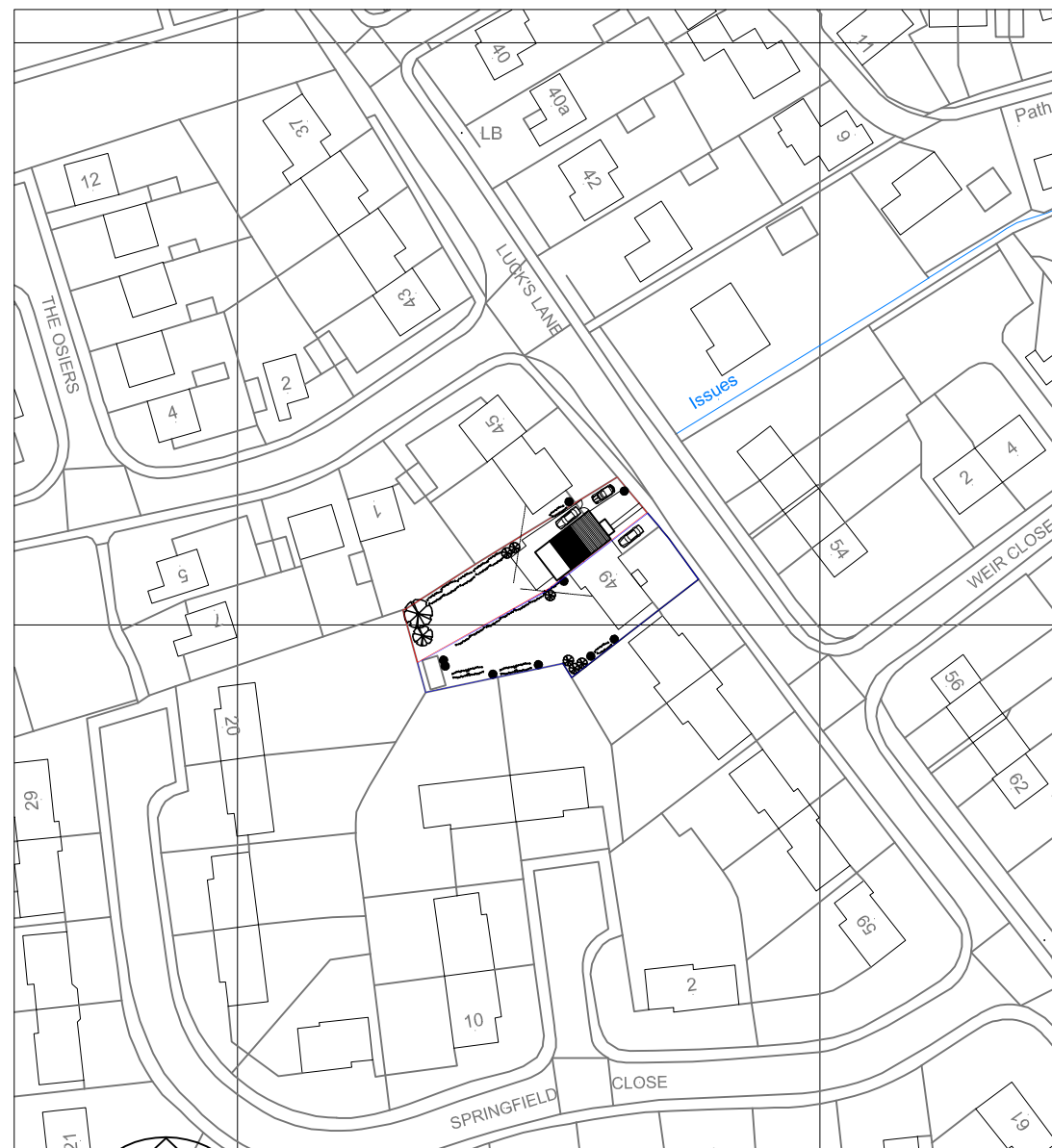
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Application Ref: 15/02064/FUL
Location: Buckden

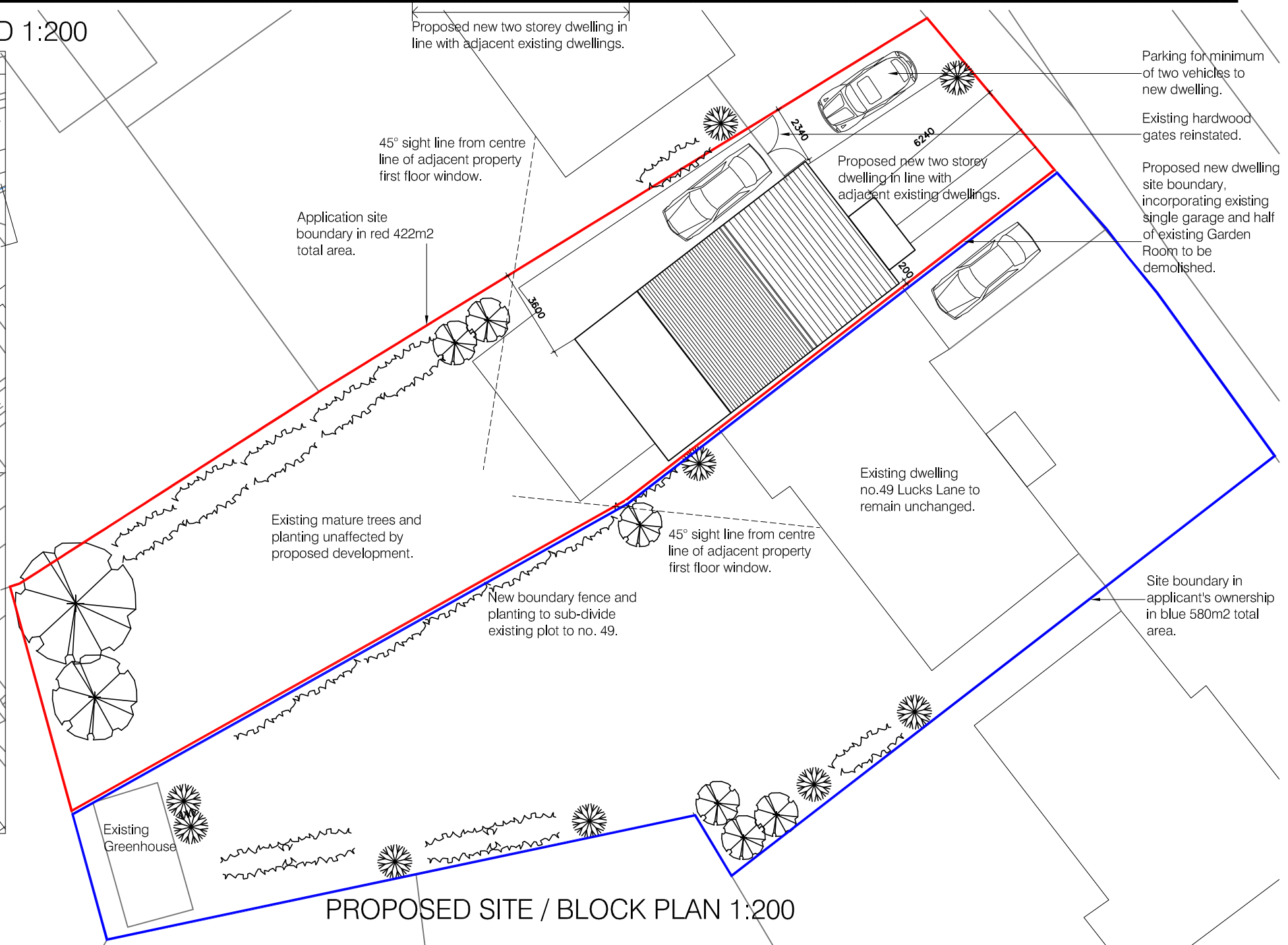




PROPOSED ELEVATION IN CONTEXT FROM ROAD 1:200



PROPOSED LOCATION PLAN 1:1250



PROPOSED SITE / BLOCK PLAN 1:200



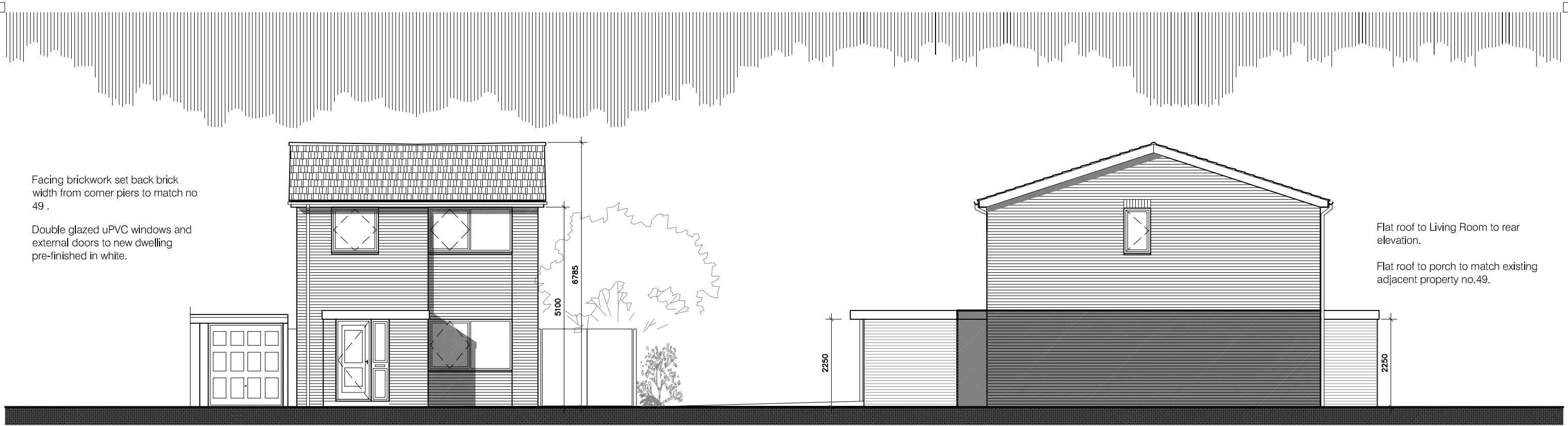
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Title:
**PROPOSED NEW DWELLING ADJACENT TO
49 LUCKS LANE BUCKDEN**

Client:
MR. & MRS. G. BASS

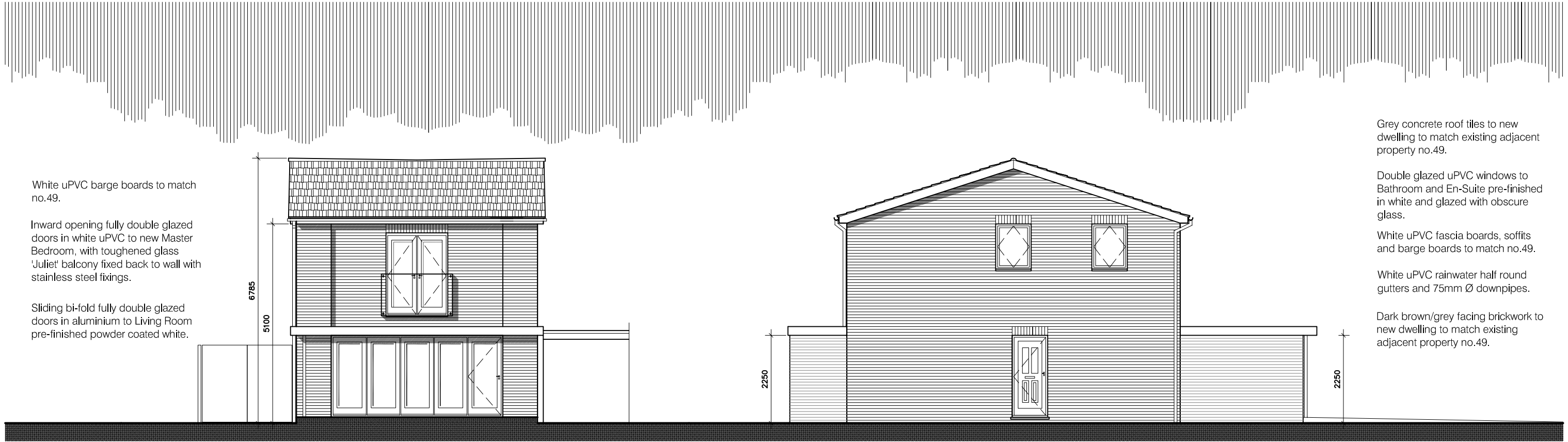
Drawing:
PROPOSED SITE PLANS AND ELEVATIONS

Drawing No: 02	Revisions:	Date: November 2015	Scale: 1:1250 1:200 @ A3	For Planning Purposes Only. All dimensions to be verified on site. All working dimensions to be taken from site. All copyright reserved.
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EAST ELEVATION 1:100

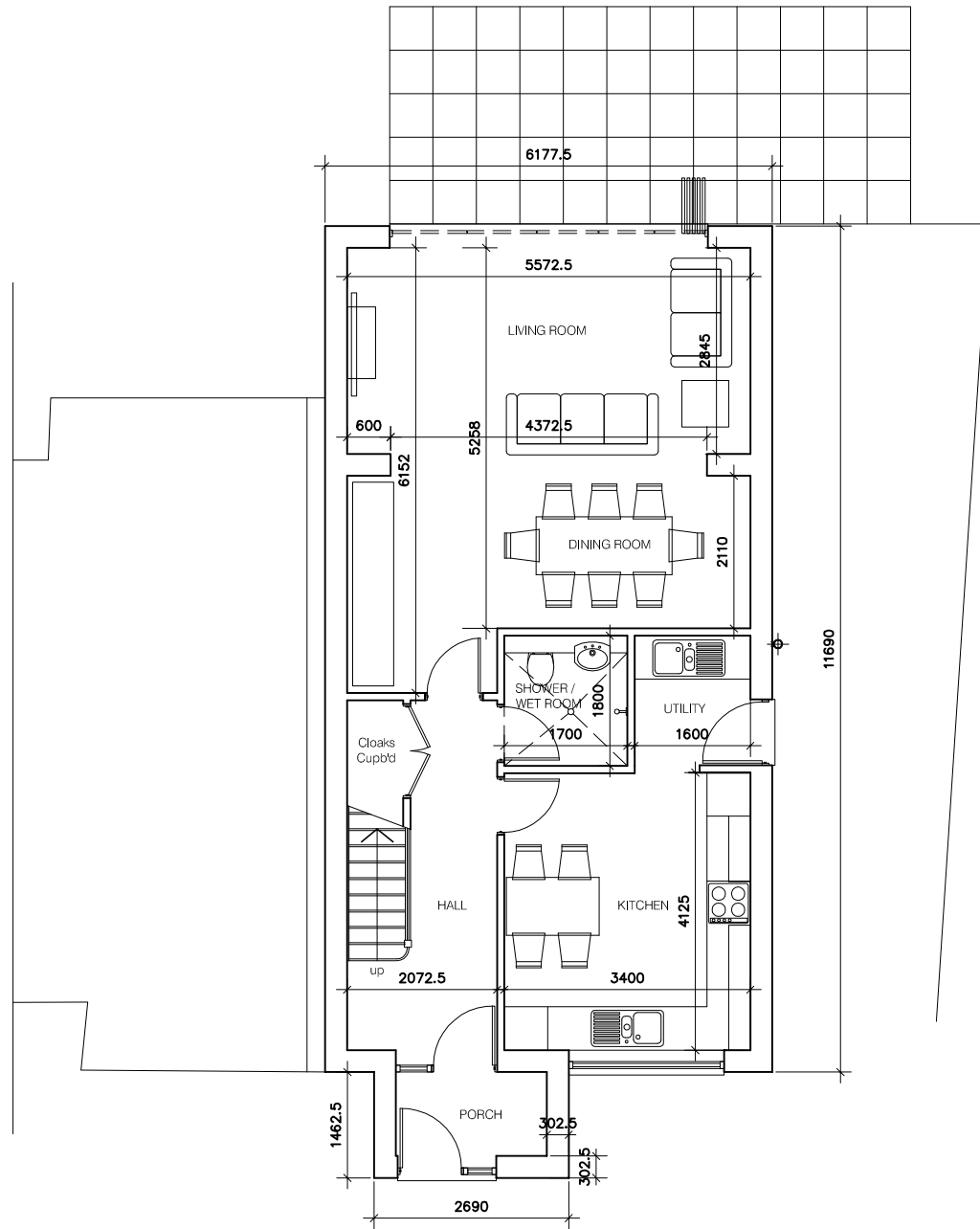
SOUTH ELEVATION 1:100



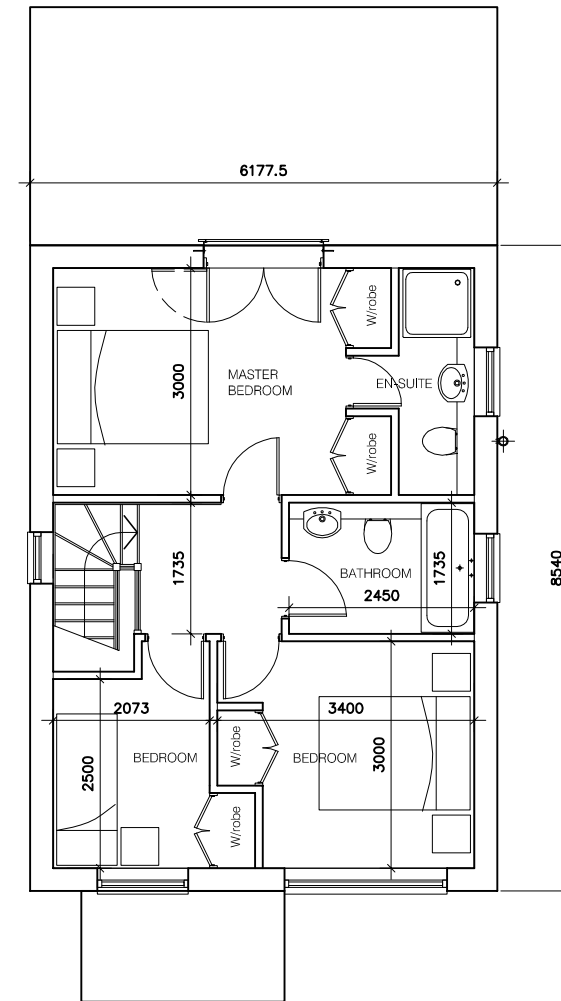
WEST ELEVATION 1:100

NORTH ELEVATION 1:100

	Archade Architects Nigel Rockley BA (Arch) DipArch DipAP RIBA Chartered Architect 27, Manningham Road, Stanwick, Northants. NN9 6TF Tel: 01933 461112 Mobile: 07949 406015 Email: nigel.rockley@archade.co.uk Web: www.archade.co.uk	Title: PROPOSED NEW DWELLING ADJACENT TO 49 LUCKS LANE BUCKDEN	Client: MR. & MRS. G. BASS	Drawing: PROPOSED ELEVATIONS				
				Drawing No: 04	Revisions:	Date: November 2015	Scale: 1:100 @ A3	For Planning Purposes Only. All dimensions to be verified on site. All working dimensions to be taken from site. All copyright reserved.



GROUND FLOOR 1:100



FIRST FLOOR 1:100



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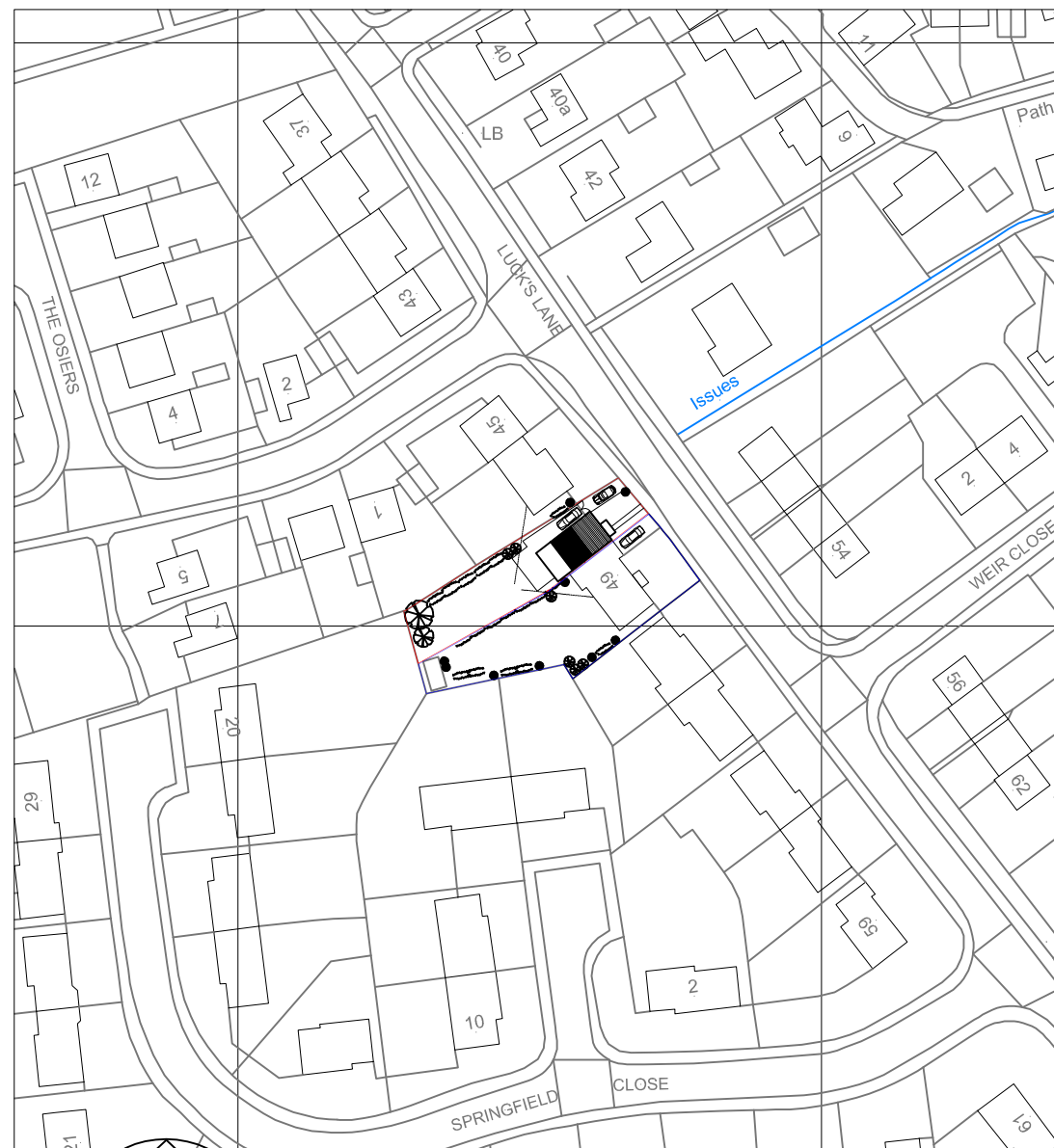
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PROPOSED FLOOR PLANS

Drawing No: 03	Revisions:	Date: November 2015	Scale: 1:100 @ A3	For Planning Purposes Only. All dimensions to be verified on site. All working dimensions to be taken from site. All copyright reserved.
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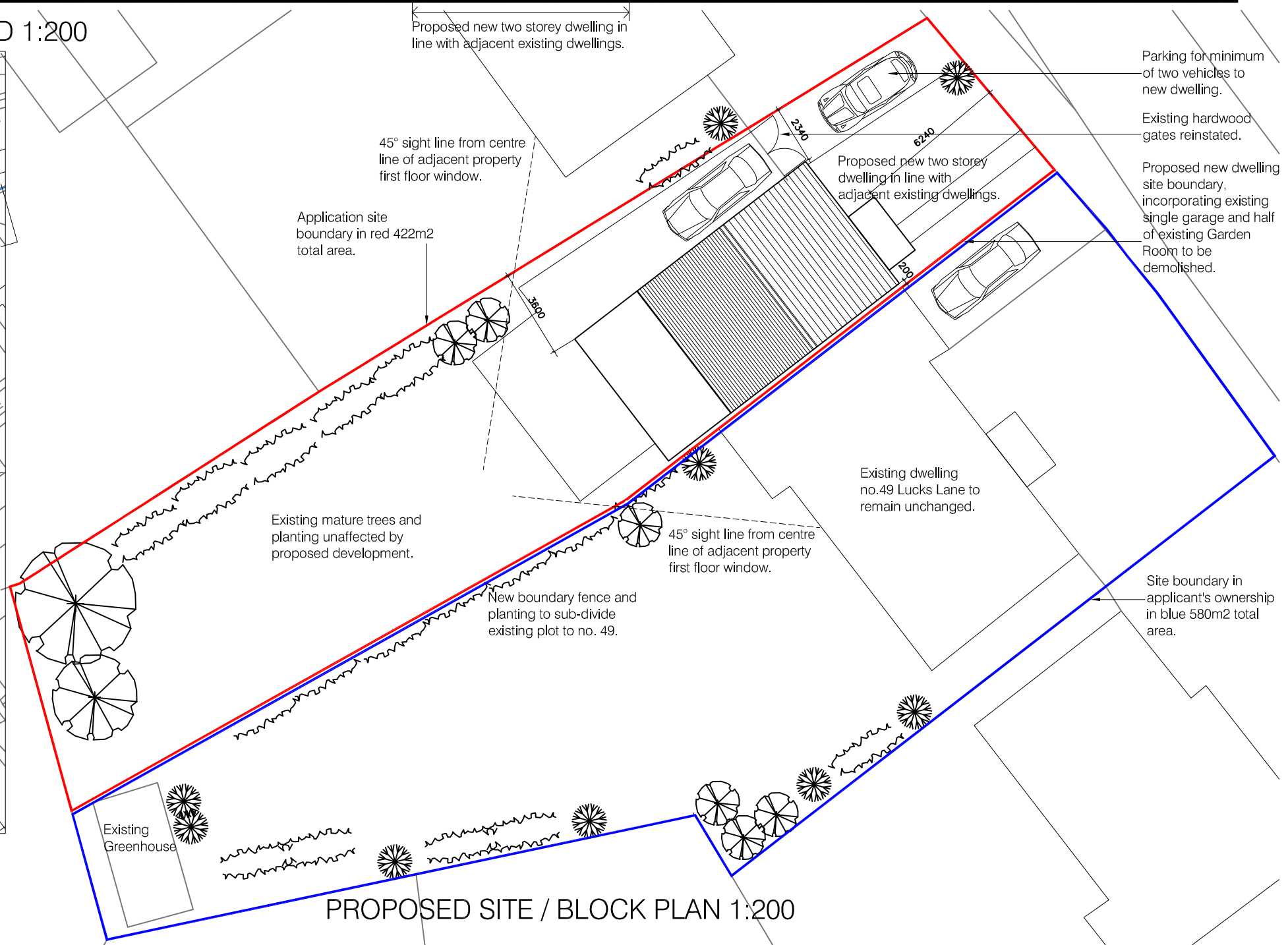
GREEN PAPERS FOLLOW



PROPOSED ELEVATION IN CONTEXT FROM ROAD 1:200



PROPOSED LOCATION PLAN 1:1250



PROPOSED SITE / BLOCK PLAN 1:200



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Drawing No: 02	Revisions:	Date: July 2012	Scale: 1:1250 1:200 @ A3	For Planning Purposes Only. All dimensions to be verified on site. All working dimensions to be taken from site. All copyright reserved.
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