

Case No: 15/01704/FUL (FULL PLANNING APPLICATION)

Proposal: ERECTION OF A BUNGALOW

Location: LAND SOUTH OF 10 AND 12 WEST VIEW GREAT STUKELEY PE28 4AN

Applicant: MR N CHADWICK

Grid Ref: 521822 274453

Date of Registration: 14.10.2015

Parish: THE STUKELEYS

RECOMMENDATION - APPROVE

This application is referred to the Development Management Panel as The Stukeleys Parish Council's recommendation of refusal is contrary to the Officer's recommendation of approval.

1. DESCRIPTION OF SITE AND APPLICATION

- 1.1 This application relates to the site of a parcel of land to the south of 10 and 12 West View, Great Stukeley.
- 1.2 The site lies within the Environment Agency's Flood Map for Surface Water (1 in 200 year).
- 1.3 The proposal is for the erection of a single storey, detached dwellinghouse.

2. NATIONAL GUIDANCE

- 2.1 The National Planning Policy Framework (2012), with particular reference to paragraphs 17, 56, 58, 59 and 60.

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)
 - CS8: Water Supply, Sewerage, Sewage Disposal and Surface Water Drainage Requirements
 - EN25: General Design Criteria
 - H7: Drainage, Open Space, Highway Improvements and Adequate Landscaping
 - H31: Residential Amenity and Privacy Standards
 - H32: Sub-division of Large Curtilages
 - T18: Access requirements for new development

- 3.2 Saved policies from the Huntingdonshire Local Plan Alterations (2002)
- HL5: Quality and Density of Development
 - HL10: Housing Provision
- 3.3 Adopted Huntingdonshire Local Development Framework Core Strategy (2009)
- CS1: Sustainable development in Huntingdonshire.
 - CS3: The Settlement Hierarchy
 - CS10: Contributions to Infrastructure Requirements
- 3.4 Draft Huntingdonshire Local Plan to 2036: Stage 3 (2013)
- LP1: Strategy and Principles for Development
 - LP2: Contributing to Infrastructure Delivery
 - LP6: Flood Risk and Water Management
 - LP10: Development in Small Settlements
 - LP13: Quality of Design
 - LP15: Ensuring a High Standard of Amenity
 - LP17: Sustainable Travel
 - LP18: Parking Provision
- 3.5 Supplementary Planning Documents:
- Huntingdonshire Design Guide Supplementary Planning Document 2007

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

4. **PLANNING HISTORY**

- 4.1 None relevant to the determination of this application.

5. **CONSULTATIONS**

- 5.1 **The Stukeleys Parish Council:** “Recommendation: Refuse: It is considered that this proposal would result in over-development on a cramped site, that it is out of context with the adjacent modest cottages and would have an overbearing impact on the public open space at West View. There are also strong concerns about the surface water drainage. There is a watercourse which flows through the site which has caused flooding in the open space and in gardens in Church Close. The watercourse runs generally north-south from Ermine Street to the farmland beyond West View/Church Close. There are problems in a number of places along this culverted route. Chris Allen, Huntingdonshire District Council’s Projects and Assets Manager will be aware of these issues and that some remedial works were undertaken in 2013. However, considerable public concern remains about the unresolved and continuing issues”.

6.1 **REPRESENTATIONS**

- 6.1 One representation has been received, objecting to the application and highlighting concerns relating to:
- * Access – permissions regarding access/egress and cover of increased maintenance costs;
 - * Buried surface water culvert – location close to proposed dwelling, has consent to divert culvert been received?

- 6.2 With regard to access, a Certificate B has been served on the owners of the access track (Huntingdonshire District Council) and the application is considered to be acceptable in that regard.

7. ASSESSMENT

- 7.1 The main issues to consider are:
- The principle of development;
 - The impact on surface water drainage;
 - The impact on the amenity of neighbours;
 - The impact on character; and
 - The impact upon highway safety/parking.

The principle of development:

- 7.2 The presumption in favour of sustainable development is clearly outlined within the NPPF, with the goal of creating positive improvements in the quality of the built, natural and historic environment, which includes widening the choice of high quality homes.

- 7.3 Policy H32 of the Huntingdonshire Local Plan (1995) states that the sub-division of large curtilages will only be allowed where the resultant dwelling and its curtilage will be of a size and form sympathetic to the locality. Policy CS3 (The Settlement Hierarchy) of the Core Strategy identifies Great Stukeley as a Smaller Settlement in which residential infilling will be appropriate within the built-up area. Policy LP10 of the Draft Huntingdonshire Local Plan to 2036 defines Great Stukeley as a Small Settlement, where proposals in the built-up area will be considered on individual sustainability merits. Whilst numerous national and local policies offer support for the principle of the development as proposed, the remainder of this report will provide an assessment of the overall suitability of the site.

The impact on surface water drainage:

- 7.4 The concerns raised by the Parish Council and the neighbour representation regarding the impact of the proposed development upon surface water drainage and the potential of a buried surface water culvert are noted. HDC's Projects and Assets Officer was consulted and raised no objection, however it was suggested that conditions relating to soakaway design and surface water drainage be attached, in order to ascertain that the development would not create a detrimental impact further downstream. Should the diversion of a culvert be required, this matter shall be addressed via the above condition.

The impact on the amenity of neighbours:

- 7.5 The proposed dwelling is not considered to create a detrimental impact upon the amenity of neighbours in terms of overlooking/a loss of privacy due to the scale, orientation and ground floor positioning of the fenestration, coupled with the screening provided by existing boundary treatments.
- 7.6 Whilst the proposed dwelling is positioned to the south of the nearest neighbouring properties (10 and 12 West View), the development is

not considered to create a detrimental impact in terms of a loss of light/overshadowing or by way of being overbearing due to the single storey design and separation distance.

- 7.7 Subject to the screening provided by the proposed hedge planting, the privacy of the occupiers of the proposed dwelling will be ensured; these details can be secured by condition.

The impact on character:

- 7.8 The application site comprises a parcel of private garden land located approximately 58m south of Church Road, adjacent to 10 and 12 West View. The parcel of land is surrounded by evergreen hedging, which provides a clear visual boundary from the surrounding public amenity space to the south and east. When viewed from Church Road to the north, the hedging appears as a natural continuation of similar boundary treatments on either side of West View. The hedging is considered to make a positive contribution to the overall appearance of the area and will provide the proposed dwelling with a level of visual screening. The application seeks to retain the hedging and this detail will be secured by condition.
- 7.9 The proposed dwelling would benefit from a curtilage which is comparable in scale to the area to the rear of 10 and 12 West Street. Although it is noted that these plots are smaller than the curtilages of dwellings located within Church Close and along West View, the resultant amenity space is considered to be acceptable.
- 7.10 The proposed dwelling is considered to represent a simple, modest design, which reaches a maximum ridge height of approx. 5.2m. The single storey scale is not considered to negatively impact the public open space adjacent to the site, where it is noted that the visible roofline will be read against the backdrop of the existing residential units of Church Close.
- 7.11 Construction/finishing materials will be secured by condition in order to ensure suitability with the established palette of the locality.

The impact upon highway safety/parking:

- 7.12 The proposed block plan suggests that adequate space has been provided for parking two vehicles. Access to the site from the highway would be via an existing gravel drive and it is noted that a Certificate B was served on the land owner. This aspect of the development is considered to be acceptable.

Conclusion:

- 7.13 Taking national and local planning policies into account and having regard for all relevant material considerations, it is recommended that planning permission be granted for the development as proposed.

8. **RECOMMENDATION** - **APPROVAL** subject to conditions to include the following
- Time Limit
 - Drawings numbers
 - Contaminated land

- External materials to be submitted for approval
- Permitted development rights removed (Classes A, B, C, E or F)
- Scheme of landscaping
- Details of soakaway design and surface water drainage

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 **Mr James Lloyd Development Management Officer 01480 388389**

Huntingdonshire DC Public Access

From: developmentcontrol@huntsdc.gov.uk
Sent: 03 November 2015 13:46
To: DevelopmentControl
Subject: Comments for Planning Application 15/01704/FUL

Planning Application comments have been made. A summary of the comments is provided below.

Comments were submitted at 1:45 PM on 03 Nov 2015 from Mrs Carole Pollock.

Application Summary

Address: Land South Of 10 And 12 West View Great Stukeley
Proposal: Erection of a bungalow
Case Officer: Mr James Lloyd
[Click for further information](#)

Customer Details

Name: Mrs Carole Pollock
Email: parishclerk.spc@btinternet.com
Address: 5 Gore Tree Road, Hemingford Grey, Cambridgeshire
PE28 9BP

Comments Details

Commenter Type: Town or Parish Council
Stance: Customer objects to the Planning Application
Reasons for comment:
Comments: It is considered that this proposal would result in over-development on a cramped site, that it is out of context with the adjacent modest cottages and would have an overbearing impact on the public open space at West View. There are also strong concerns about the surface water drainage. There is a watercourse which flows through the site which has caused flooding in the open space and in gardens in Church Close. The watercourse runs generally north-south from Ermine Street to the farmland beyond West View/Church Close. There are problems in a number of places along this culverted route. Chris Allen, Huntingdonshire District Council's Projects and Assets Manager will be aware of these issues and that some remedial works were undertaken in 2013. However, considerable public concern remains about the unresolved and continuing issues.
Recommendation: Refuse for the reasons above and that this should include the comment on surface water drainage.

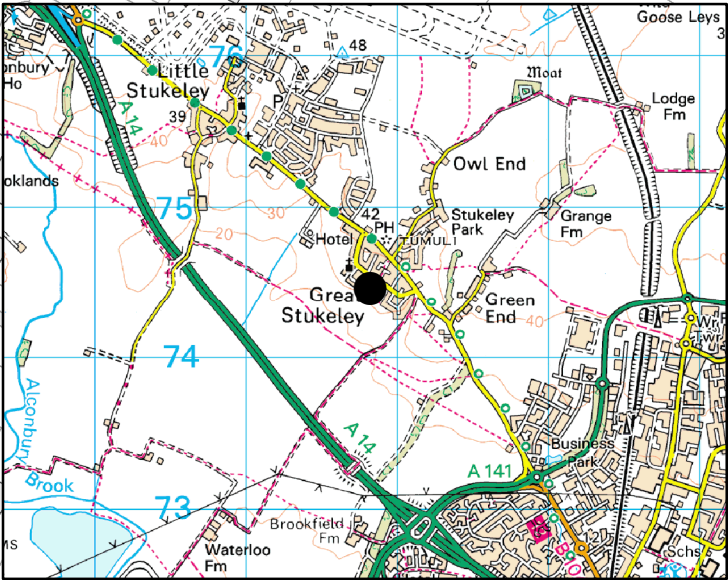
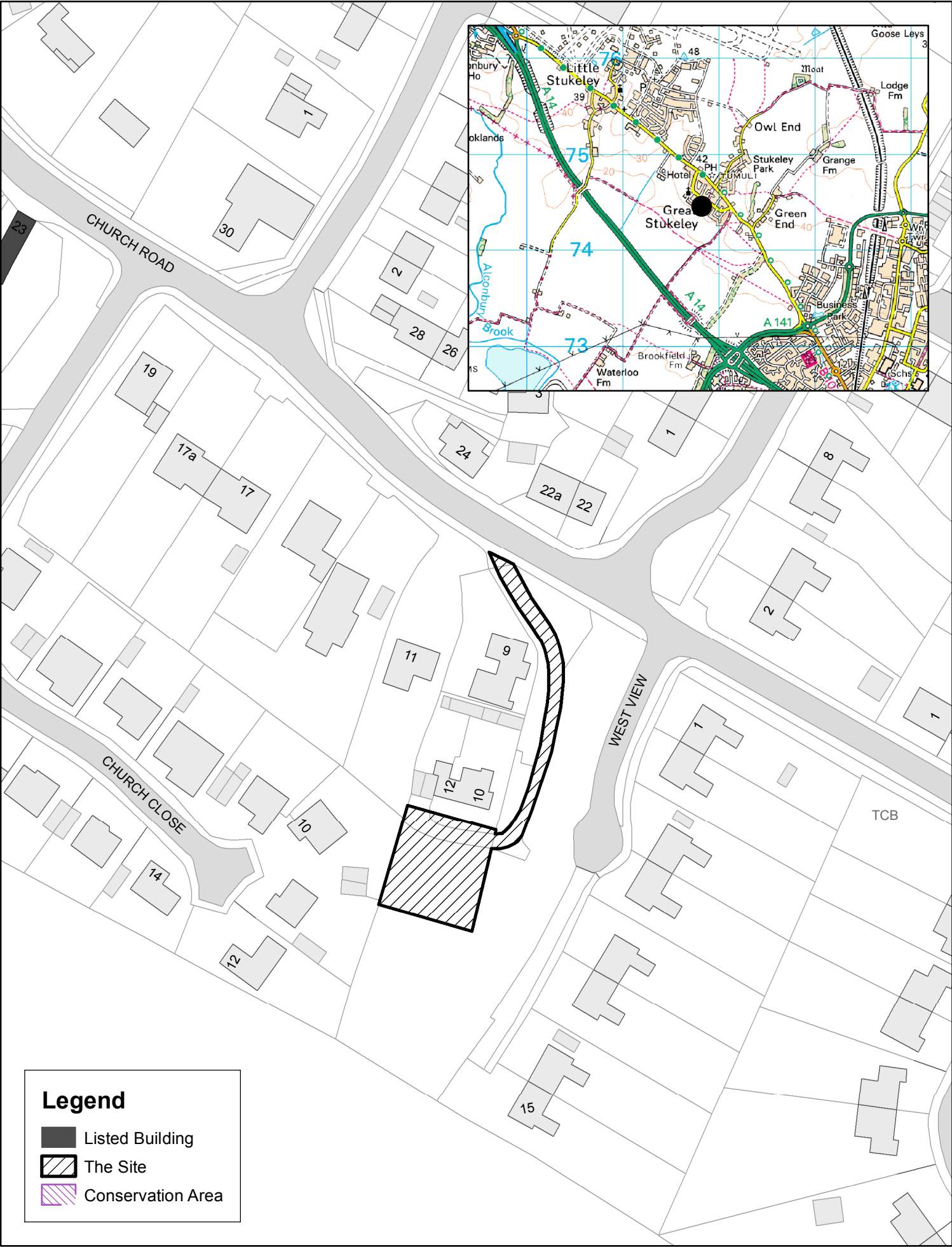
Development Management Panel



Scale =1:1,000
Date Created: 04/01/2016

Application Ref: 15/01704/FUL
Location:Great Stukeley

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Ordnance Survey HDC 100022322

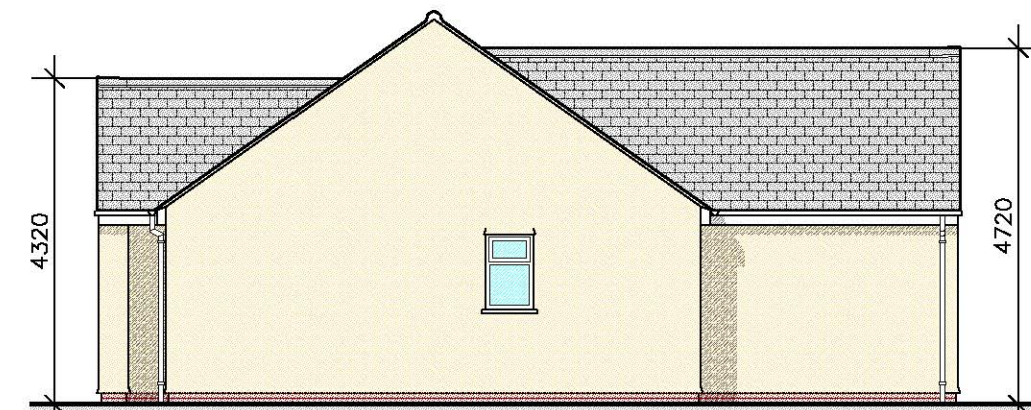


Legend

- Listed Building
- The Site
- Conservation Area



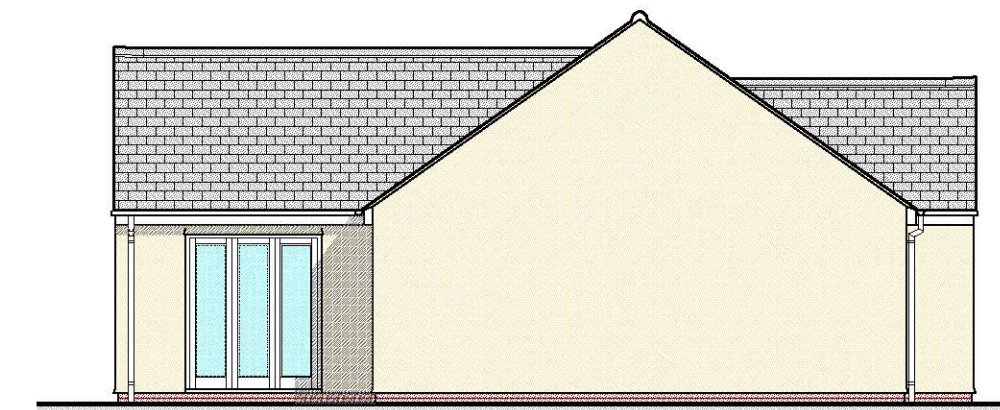
Front (North) Elevation



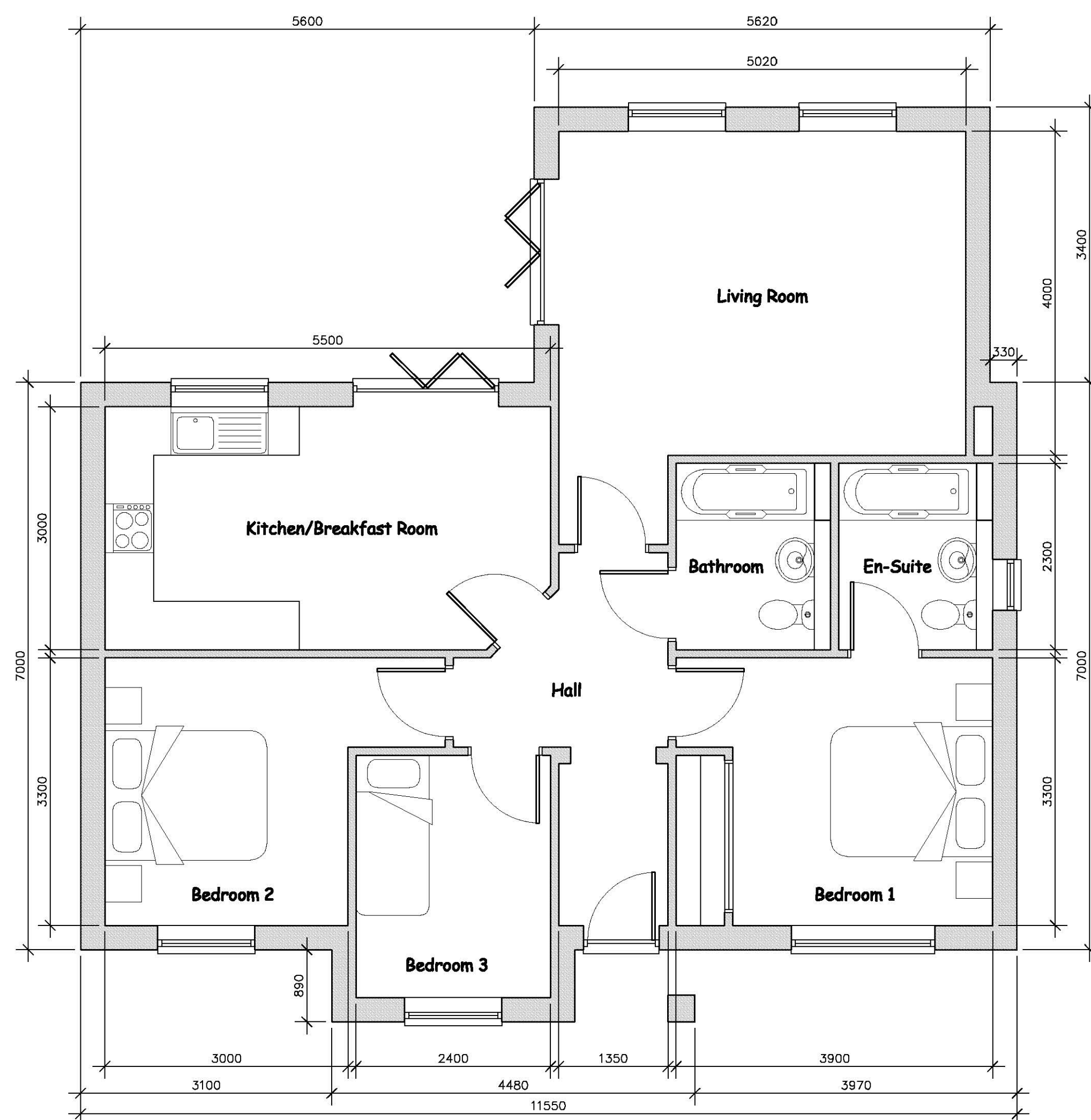
Side (West) Elevation



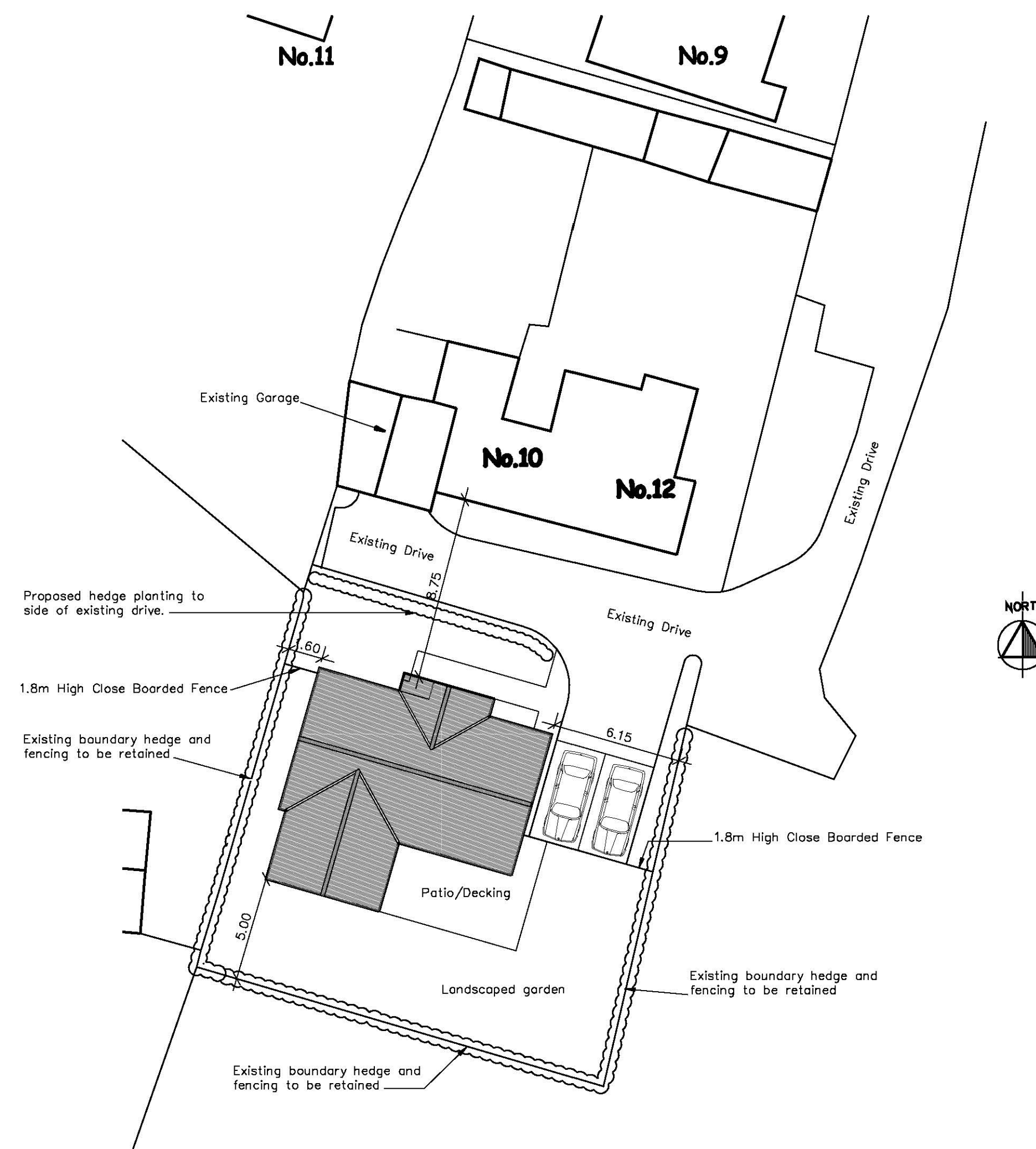
Rear (South) Elevation



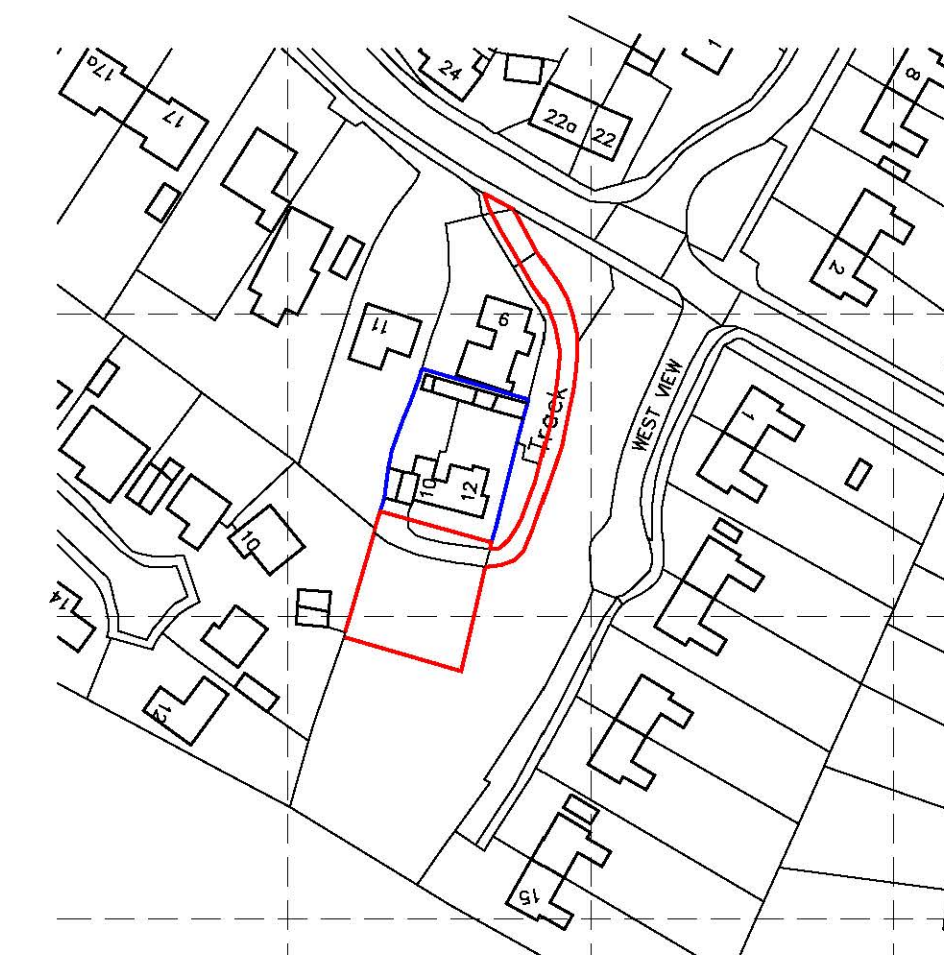
Side (East) Elevation



FLOOR PLAN



BLOCK PLAN 1:200



LOCATION PLAN 1:1250

[illegible]

**10 Manor Mews
Bridge Street
St Ives
Huntingdon
Cambs PE27 5UW**

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PARTNERS
in PLANNING
and ARCHITECTURE

PROJECT

**PROPOSED DWELLING ON LAND
ADJOINING No.12 WEST VIEW,
GREAT STUKELY, HUNTINGDON,
CAMBRIDGESHIRE,
FOR MR N CHADWICK**

DRAWING TITLE

**PROPOSED FLOOR PLANS, ELEVATIONS,
BLOCK AND LOCATION PLANS**

DRAWN	SCALES	
NFM	1:50, 1:100 @ A1	
	0.5	1m 2
DATE	DWG. No.	REV.
12/8/15	15/01/01	