

Case No: 15/00185/FUL (FULL PLANNING APPLICATION)

Proposal: PROPOSED DETACHED BUNGALOW

Location: 14 POUND ROAD HEMINGFORD GREY HUNTINGDON
PE28 9EF

Applicant: MR & MRS PETER HOWSE

Grid Ref: 529534 270281

Date of Registration: 30.10.2015

Parish: HEMINGFORD GREY

RECOMMENDATION - APPROVAL

This application is reported to the Development Management Panel as the 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 land that currently forms the rear garden to No. 14 Pound Road Hemingford Grey. The proposed site is located between the host dwelling 14 Pound Road and 1a Marsh Lane. The area is primarily residential consisting of mainly detached bungalows and two storey dwellings. The existing bungalow occupies a large corner plot with gardens on three sides. There is also a detached garage with its driveway onto Pound Road. The site is bounded by metal railing and low fencing to the sides and front which are adjacent to the highway, and an approx. 1.8m high fence to rear and side adjacent to 12 Pound Road. There is some mature planting and trees within the site.
- 1.2 The site is not within the Conservation area but is within a Flood Zone 2.
- 1.3 The application seeks permission for a new 2 bedroom bungalow with one car parking space. The proposal involves the removal of an existing timber outbuilding located on the rear of 14 Pound Road. There will be a new access to the site from Marsh Lane.
- 1.4 There are two trees proposed to be removed, these include an old, poorly maintained, Cyprus and what appears to be dead deciduous tree. As there are no Tree Preservation Orders (TPO) on these and the site is not in a Conservation Area the trees are not protected
- 1.5 During the life of the application additional plans were received showing existing and proposed boundary treatments as well as a revised design and access statement. A proposed garage has also been deleted.

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 for this application are:
- * delivering a wide choice of high quality homes
 - * requiring good design
 - * meeting the challenge of climate change, flooding and coastal change

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)
- H31: "Residential privacy and amenity standards"
 - H32: "Sub-division of large curtilages"
 - En18: "Protection of countryside features"
 - En25: "General Design Criteria"
 - CS8: "Water"
 - CS9: "Flood water management"
- 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
- 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)
- Policy LP 1 Strategy and principles for development
 - Policy LP2: "Contributing to Infrastructure Delivery"
 - Policy LP6: "Flood Risk and Water Management"
 - Policy LP 10 Development in Small Settlements
 - Policy LP 11 'The Relationship Between the Built-up Area and the Countryside'
 - Policy LP 13 Quality of Design
 - Policy LP 15 Ensuring a High Standard of Amenity
 - Policy LP 17 Sustainable Travel
 - Policy LP 18 Parking Provision
- 3.5 Supplementary Planning Document:
- The Huntingdonshire Design Guide 2007
 - Community Infrastructure Levy
Applicable developments will be liable to pay the Community Infrastructure Levy (CIL) as set out in the Huntingdonshire

Community Infrastructure Levy Charging Schedule or successor documents.

- **Planning Obligations**
Contributions in addition to the CIL may be necessary to make the proposals acceptable in planning terms. Such contributions will be calculated as set out in the Developer Contributions Supplementary Planning Document (SPD) or successor documents and will be sought through a planning obligation.

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

4. PLANNING HISTORY

- 4.1 No history related to this site

5. CONSULTATIONS

- 5.1 **Hemingford Grey Parish Council – Recommend Refusal** – The Parish Council argue that the proposal is out of keeping with surrounding environment. In addition the Parish Council argue that the proposed plot will be approx. 280 m² and will be, by far, the smallest plot in the whole of Pound Road and Marsh Lane. The next smallest is 17a Pound Rd at 410 m². (46% more) Most plots in Marsh Lane are in excess of 500 m².

The site is small at 292 m² but we follow the presumption in favour of the proposal for housing provision within the NPPF.

- 5.2 **Environment Agency** - No Objection, standard flood advice which includes:

- * surface water management
- * access and evacuation
- * floor levels

These issues have been addressed or covered in the flood risk assessment submitted with the application and conditions will be attached to the decision to ensure information is submitted in relation to Surface water Drainage and building levels being 300mm above ground levels from Pound Road.

- 5.3 **HDC Highways Engineer** – no highway related objections to this proposal as it provides sufficient off-street car parking and adequate vehicle to vehicle visibility exists within the public highway. The highway engineers also confirm that the proximity of the proposed access to the junction between Pound Road and Marsh Lane is not a related issue. Indeed, it appears that the vehicular access to No. 4 Marsh Lane, immediately opposite, is closer to the said junction. On those grounds, officers could not object to the proposal on highway grounds

6. REPRESENTATIONS

- 6.1 Four neighbouring properties consulted. The following comments were received from two neighbouring properties:

- * Loss of light to room and patio area
- * Access

- * Close to boundary, infilling
- * Out of keeping with existing built form
- * Small plot close to the applicant's bungalow and 1a Marsh Lane
- * Another driveway on to the very busy corner of Marsh Lane and Pond Road
- * Spoil open aspect with large front gardens on Marsh Lane
- * Loss of trees

7. ASSESSMENT

- 7.1 The main issues to consider are the principle of a new dwelling at this site, impact upon the character of the area and the street scene, neighbour amenity, flood risk and highway safety issues.

Principle:

- 7.2 Hemingford Grey is identified as a smaller settlement in the adopted Core Strategy Settlement Hierarchy policy CS3. Smaller settlements are considered to be areas where residential infilling would be appropriate within the built up areas.
- 7.3 The site is located in a residential area, and currently consists of the rear garden of 14 Pound Road. The site is within the built framework of Hemingford Grey, and the principle of a residential development of this scale complies with the adopted settlement policy CS3 in the development plan.

The impact upon the character of the area and the street scene:

- 7.4 The area is primarily residential consisting of mainly detached bungalows and some two storey dwellings. The new dwelling is proposed to be located on a plot along a road of detached dwellings between the host and neighbouring 1a Marsh Lane which was also an infill site.
- 7.5 The Parish Council argue that at approx. 280 m² this will by far be the smallest plot in the whole of Pound Road and Marsh Lane and accordingly this will be out of keeping with surrounding environment. Officers agree that this will be the smallest plot however consider that
- the new building has been orientated in the street scene to make a good use of the site
 - the proposal continues the rhythm of development that exists in the surrounding area;
 - the dwelling has been designed appropriately taking into account the building styles in the locality and that the new building will harmonise with its surroundings
- 7.6 The proposed boundary treatment will be low fencing to the front of the site and the host dwelling will retain its current low fencing and railings and mature planting. To the rear of the site and to divide the plot from the host dwelling at No14 there will be approx. 1.8m close boarded fencing. The current fencing which separates the garden from the neighbour at 1a Marsh Lane is not proposed to change.
- 7.7 The application is acceptable in terms of design, and in accordance with the advice found in Huntingdonshire Design Guide (part 2.2 - infill developments), and with Policy En25 of the Local Plan 1995,

Policy HL5 of the Local Plan Alteration 2002 and Policy LP13 of the Local Plan - 2036.

- 7.8 The site outlined in red and subject to this application includes No 14 Pound Road and the rear outbuilding is proposed to be removed to make way for the new proposed curtilage; there is no objection to its removal. The design and access statement states the proposal is for a new dwelling and “garage” but the plans do not propose a garage and for the avoidance of doubt officers are not considering a garage as part of this application. A condition is recommended accordingly to clarify the Local Planning Authority’s position.

Neighbour amenity:

- 7.9 Policy H31 of the Local Plan expects development to only be permitted where appropriate standards of privacy and amenity can be maintained. Policy LP15 of the new Local Plan follows this theme. The proposed dwelling will be sited between No. 14 Pound Road and No 1a Marsh Lane.
- 7.10 The new dwelling is proposed to follow the existing pattern of development in the locality, in terms of its proximity to other dwellings.
- 7.11 The proposed dwelling will be sited between 14 Pound Road and 1a Marsh Lane.
- 7.12 Taking into account the size and scale of the proposed development, the relationship with the neighbouring properties coupled with the existing and proposed boundary treatment that the new dwelling will not be overbearing or oppressive to its neighbours, or any other properties in the vicinity.
- 7.13 The proposed new dwelling will be sited to the west of 1a Marsh Lane, which may create some loss of light to the patio area and windows on this elevation in the later afternoon. However, the garden area of No. 1a will continue to have sunlight for most of the day. The separation distance and orientation of the proposed new building, and its relationship with other dwellings in the vicinity is considered sufficient in reducing any impacts of over shadowing.
- 7.14 There are no openings proposed on the elevation facing 1a Marsh Lane which will ensure a level of privacy is maintained. The openings proposed facing 14 Pound Road are positioned so they will not overlook the existing dwelling.
- 7.15 The comments from the neighbours have been fully considered, however, there are no sufficient grounds to refuse the application in this instance. As such the application is in accordance with Planning Policy H31 of the Local Plan 1995 and Policy LP15 of Local Plan – 2036.

Tree protection and landscaping:

- 7.16 There are two trees proposed to be removed, these include an old, poorly maintained, Cyprus and what appears to be dead deciduous tree. As the trees are not protection and given their current condition, no objection is raised to their removal.

- 7.17 Notwithstanding conditions will be attached to the decision notice that require:
- Details of replacement trees
 - A hard and soft landscaping scheme
 - Retention and protection of existing trees during construction
 - Details of boundary treatment

Highway safety:

- 7.18 As the site is located on an unclassified road in a residential area where other properties have the same arrangement for access and parking there is no issue objection in terms of highway safety. This position is confirmed by the Council's highway engineer who raises no objection to this application.
- 7.19 The amount of parking proposed is considered sufficient to accommodate the amount of vehicles generated by this modest development.

Flood risk:

- 7.20 The site is within the Environment Agency's Flood Zone 2 (medium risk). In accordance with PPS25 the proposed dwelling is classified as 'more vulnerable' development. Paragraph 100 of the NPPF considers flood risk and seeks to avoid inappropriate development in areas at risk of flooding. Paragraph 19 of the Planning Practice Guidance states that the aim is to steer new development to Flood Zone 1 (areas with a low probability of river or sea flooding). Where there are no reasonably available sites in Flood Zone 1, local planning authorities in their decision making should take into account the flood risk vulnerability of land uses and consider reasonably available sites in Flood Zone 2 (areas with a medium probability of river or sea flooding), applying the Exception Test if required. Only where there are no reasonably available sites in Flood Zones 1 or 2 should the suitability of sites in Flood Zone 3 (areas with a high probability of river or sea flooding) be considered, taking into account the flood risk vulnerability of land uses and applying the Exception Test if required.
- 7.21 The applicant has submitted a Flood Risk Assessment with their application. The assessment recommends that the finished floor level of the new dwelling be 300mm above Pound Road carriageway with flood resilient construction up to 300mm above finished floor level and bedrooms at ground floor level. The Environment Agency has no objection to this recommendation. Officers recommend a condition to ensure that the development proceeds in accordance with the applicants Flood Risk Assessment
- 7.22 Subject to the imposition of a planning condition securing the levels, the proposal is not considered to increase the risk of flooding.

Conclusion:

- 7.23 The principle of this modest infill development is acceptable and in line with Policy CS3 of the adopted Core Strategy. The proposed new dwelling has been designed appropriately and will sit sympathetically

in the existing built form Marsh Lane, and it will not be significantly harmful to the amenities of the neighbouring properties

8. RECOMMENDATION - **APPROVE** subject to conditions to include the following:

- Time limit
- Materials
- In accordance with plans listed above
- To accord with FRA
- Surface water drainage details
- Foul sewage drainage details
- Tree protection
- Replacement tree planting
- Hard and soft landscaping
- Boundary treatments
- Remove Part 1 and Part 2 of the GPDO
- Details of existing/proposed ground levels and finished floor levels

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 **Debra Parker-Seale Assistant Development Management Officer 01480 388406**

Huntingdonshire DC Public Access

From: developmentcontrol@huntsdc.gov.uk
Sent: 10 November 2015 10:24
To: DevelopmentControl
Subject: Comments for Planning Application 15/00185/FUL

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

Comments were submitted at 10:24 AM on 10 Nov 2015 from Mrs Gail Stoehr.

Application Summary

Address: 14 Pound Road Hemingford Grey Huntingdon PE28 9EF
Proposal: Proposed detached bungalow
Case Officer: Debra Parker-Seale
[Click for further information](#)

Customer Details

Name: Mrs Gail Stoehr
Email: parishclerk@hemingfordgrey.org.uk
Address: 30 West Drive, Highfields Caldecote, Huntingdon, Cambridge CB23 7NY

Comments Details

Commenter Type: Town or Parish Council
Stance: Customer objects to the Planning Application
Reasons for comment:
Comments: Recommend Refusal – out of keeping with surrounding environment. •The proposed plot will be approx. 280 m2 and will be, by far, the smallest plot in the whole of Pound Road and Marsh Lane. The next smallest is 17a Pound Rd at 410 m2. (46% more) •Most plots in Marsh Lane are in excess of 500 m2

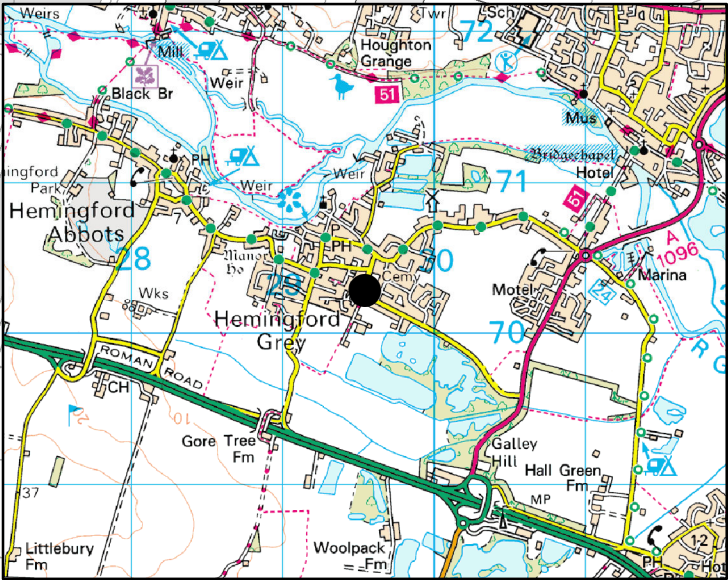
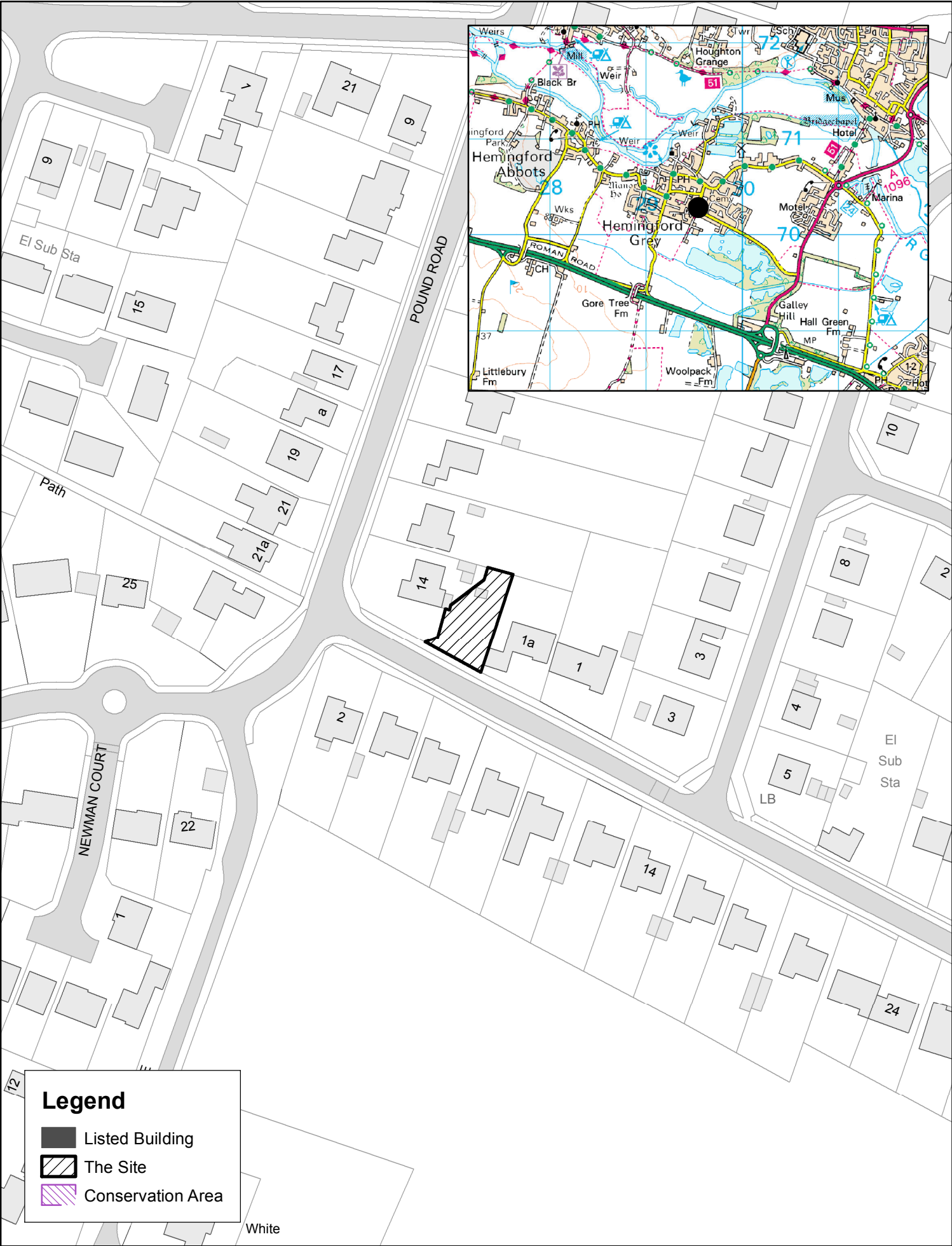
Development Management Panel



Scale =1:1,250
Date Created: 17/12/2015

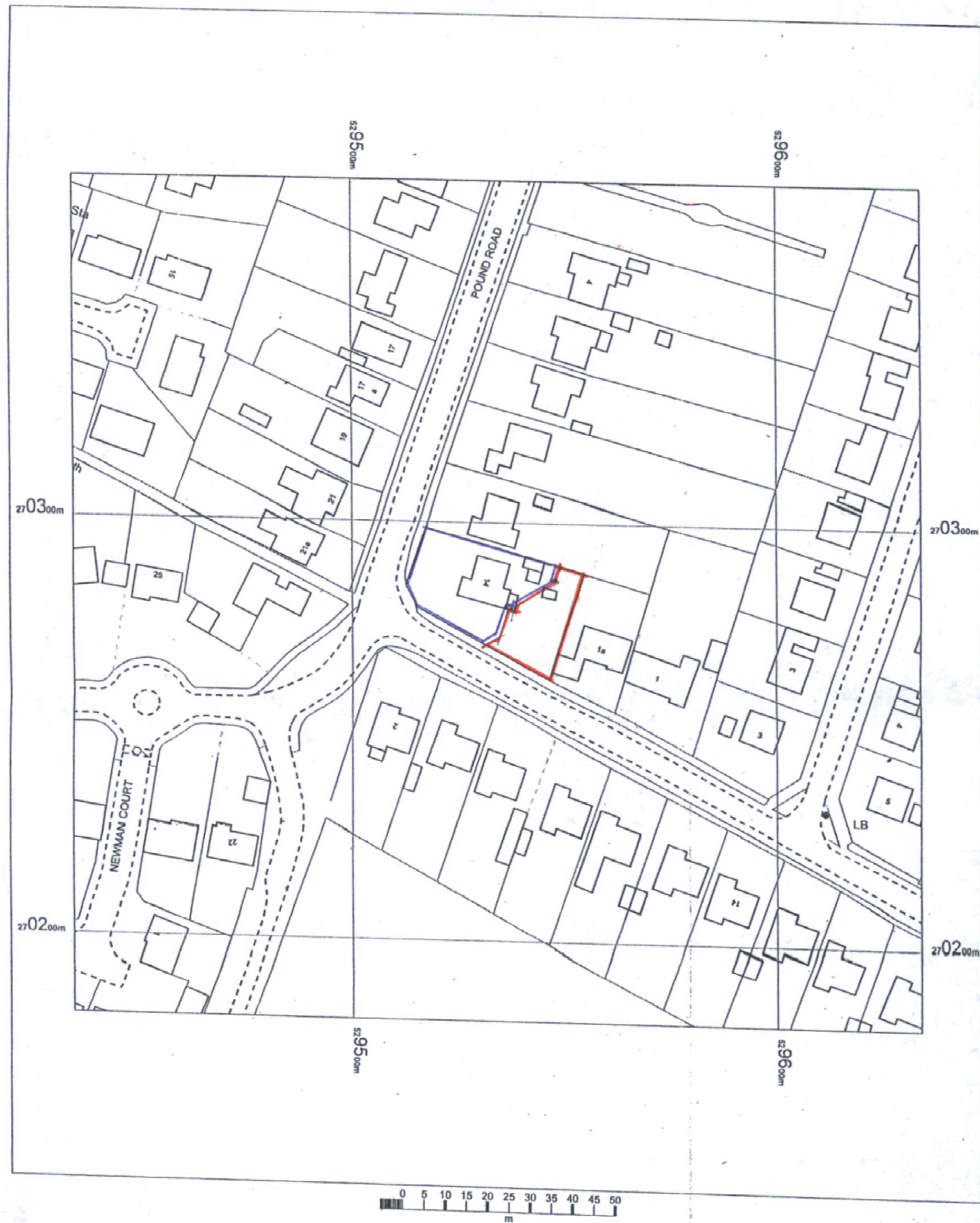
Application Ref: 15/00185/FUL
Location:Hemingford Grey

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Legend

- Listed Building
- The Site
- Conservation Area



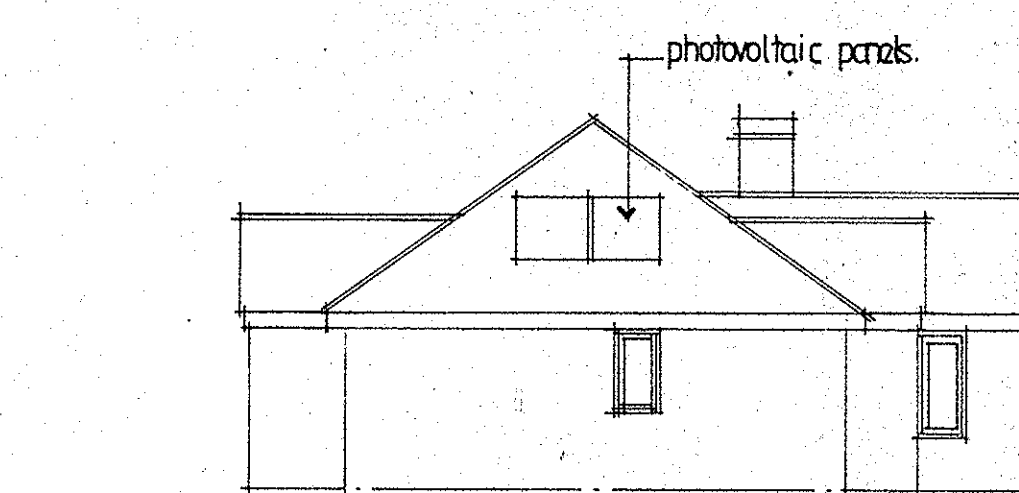
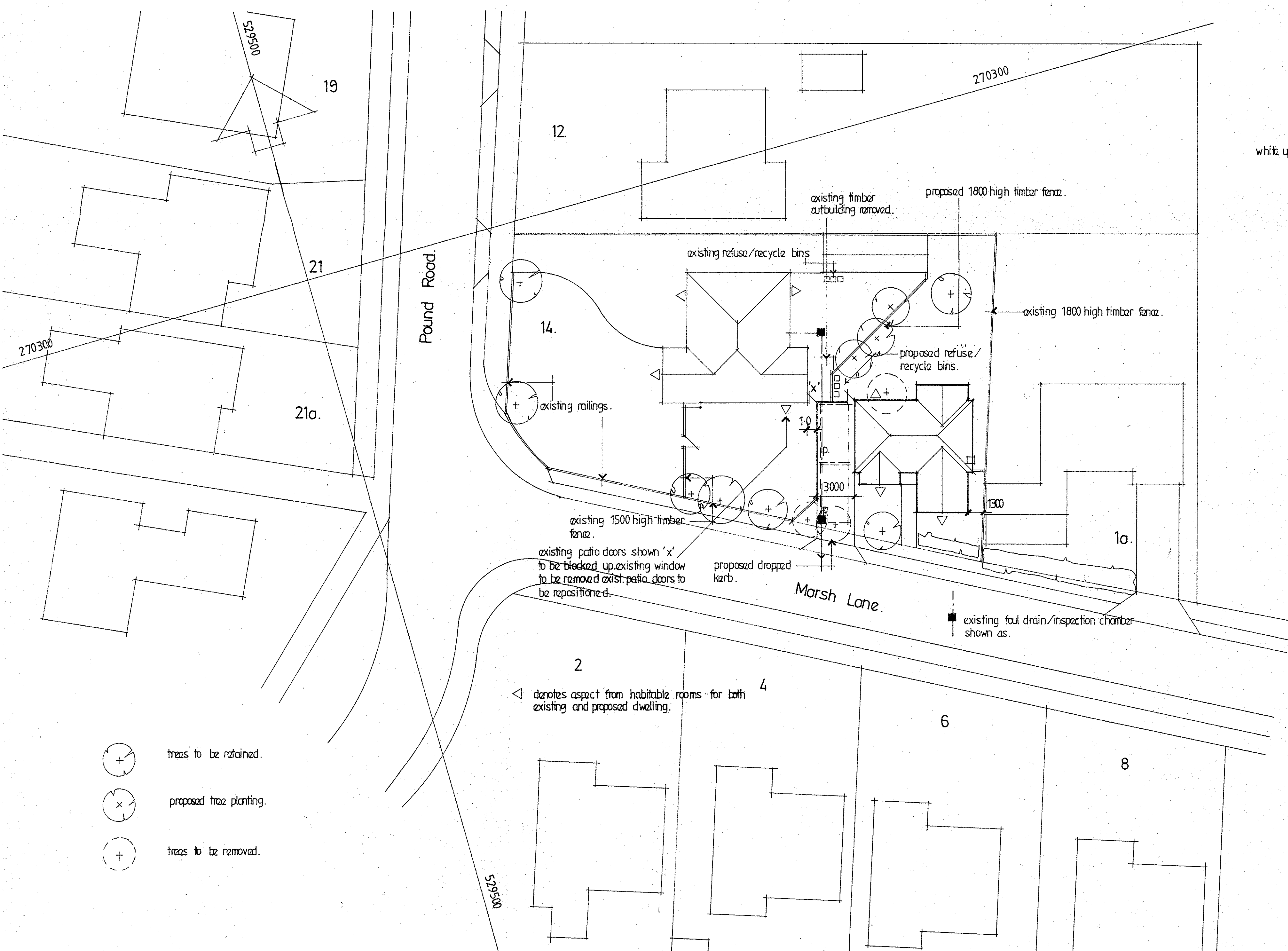
14 Pound Rd Hemingford
Grey, Huntingdon,
Cambridgeshire PE28 9EF

OS MasterMap 1250/2500/10000 scale
15 January 2015, ID: CM-00392348
www.centremapslive.co.uk

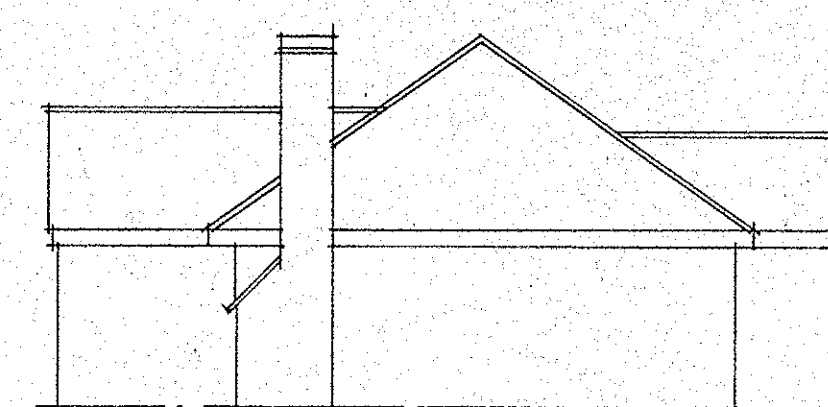
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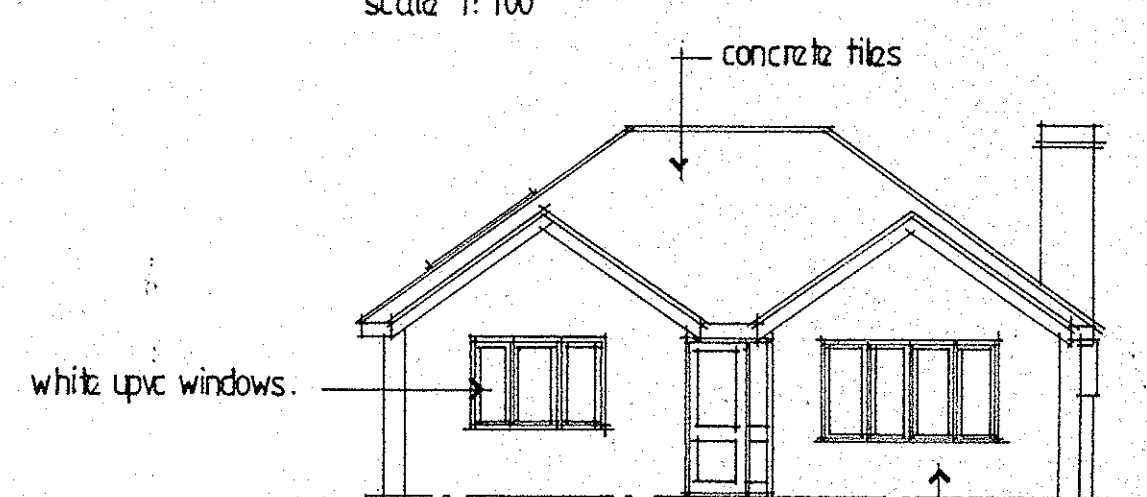




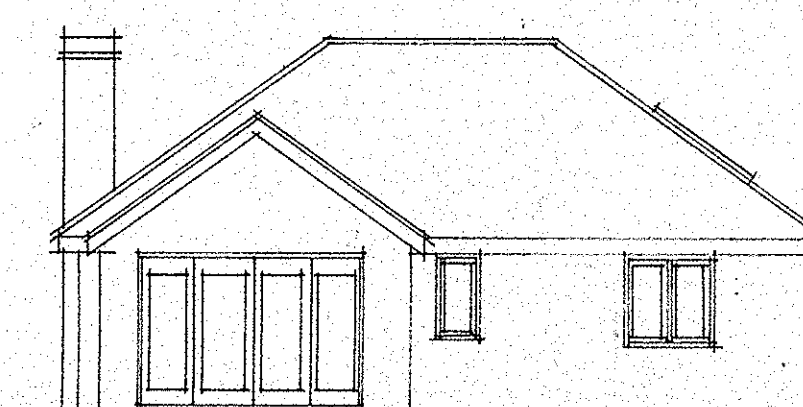
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scale 1:100



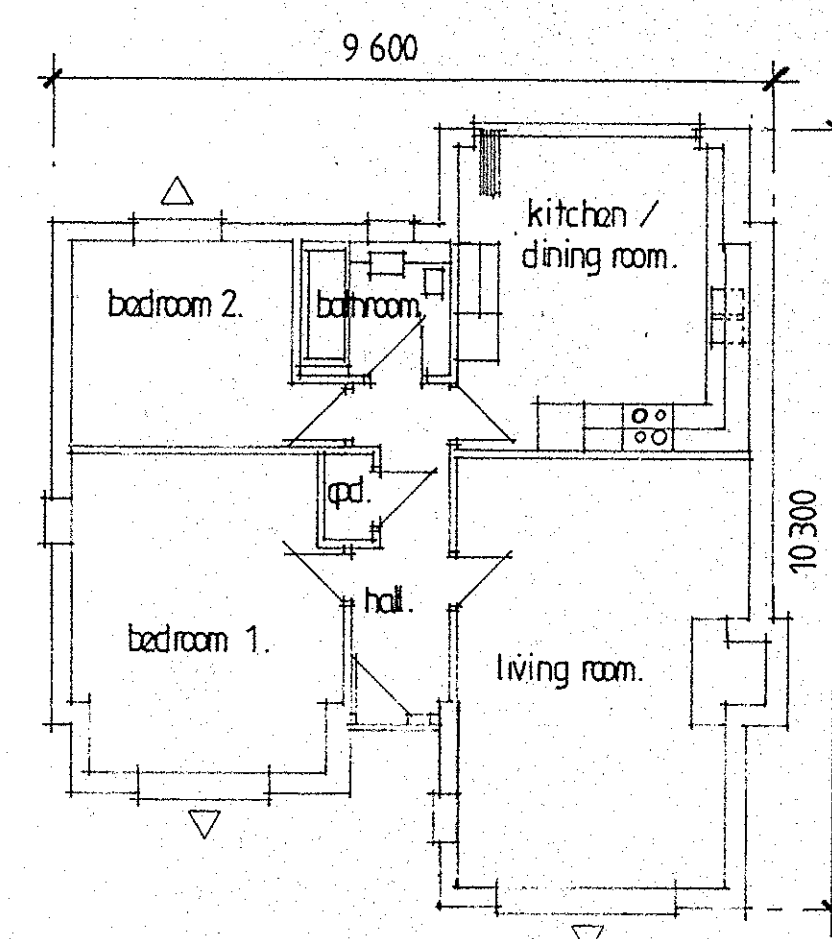
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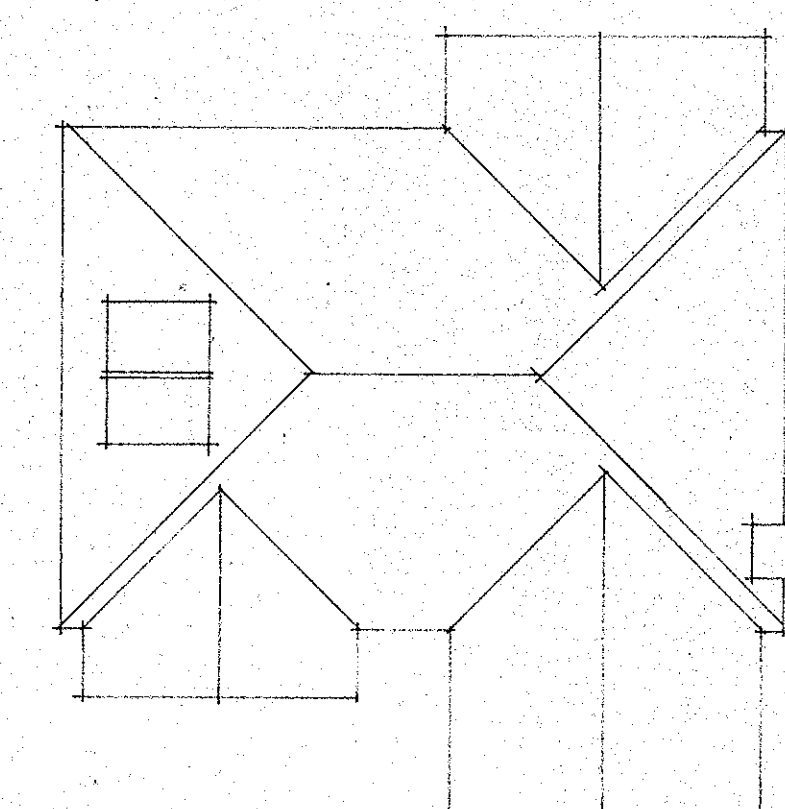
Proposed Front Elevation.
scale 1:100



Proposed Rear Elevation.
scale 1:100



Ground Floor Plan.
scale 1:100



Roof Plan.
scale 1:100

JRA Design Associates
Architecture + Planning + Energy
24 Westfield Road, Hertford, Hertfordshire, SG14 3DJ
telephone: 01992 551507 mobile: 07793 110987

Paper Size A1

project:

Proposed detached bungalow on behalf of:
Mr and Mrs. P.L. HOWSE
site location: 14 Pound Road, Hemingford Grey,
HUTTINGDON, PE28 9EF.

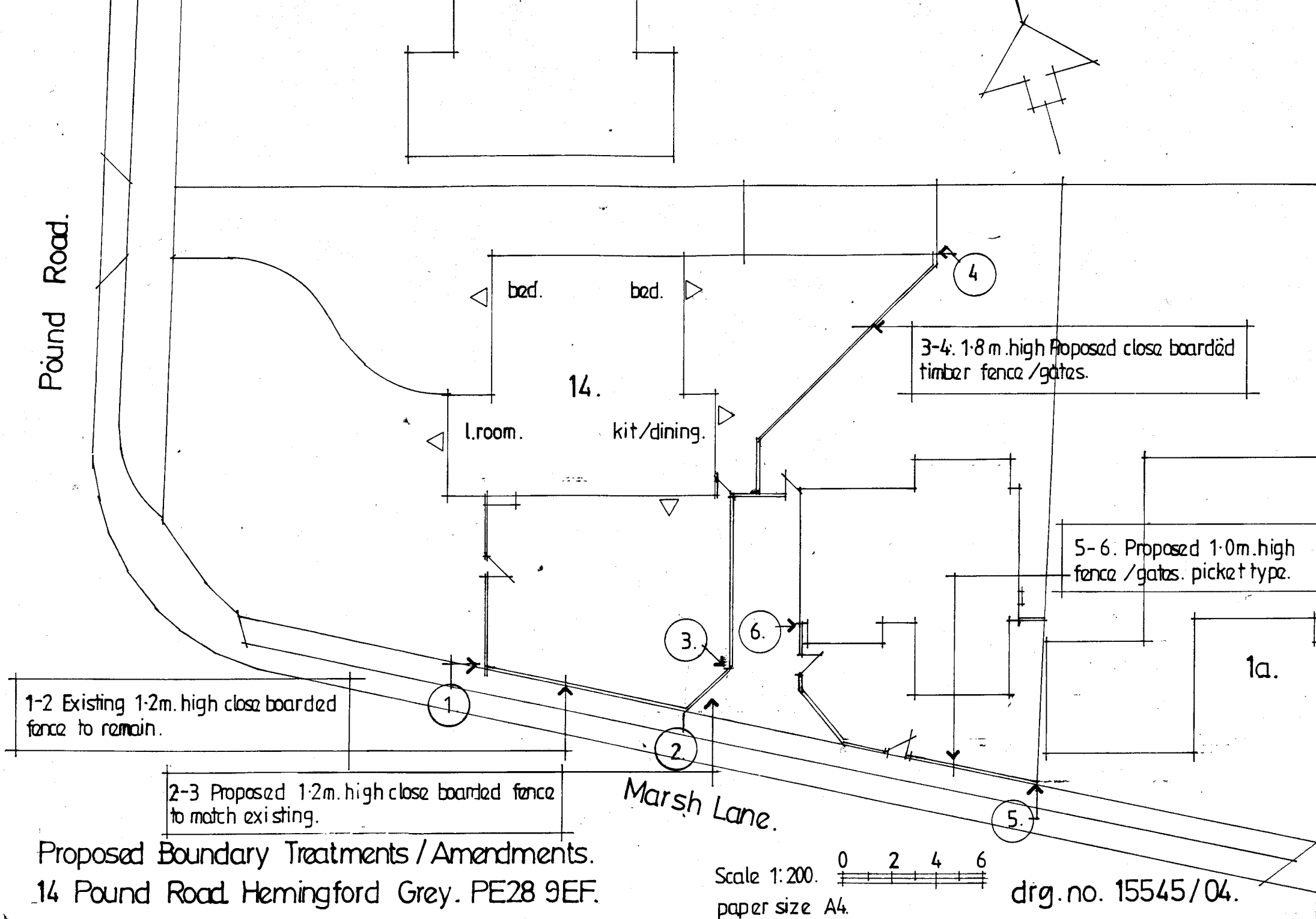
drawing: Planning Drawing

scale 1:200 date January 2015

drawing no. 15545/01. revision.

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Scale 1:100 0 1 2 3 4 5

Pound Road.



Proposed Boundary Treatments / Amendments.
14 Pound Road Hemingford Grey. PE28 9EF.