

Case No: 15/02366/FUL (FULL PLANNING APPLICATION)

Proposal: PROPOSED ERECTION OF DWELLING AND ASSOCIATED PARKING AND TURNING

Location: LAND AT 15 MILL ROAD HARTFORD PE29 1YJ

Applicant: GLS DEVELOPMENTS LTD

Grid Ref: 525258 272960

Date of Registration: 17.12.2015

Parish: HUNTINGDON

RECOMMENDATION - REFUSE

This application is reported to the Development Management Panel as the Town Council's recommendation of approval is contrary to the officer's recommendation of refusal.

1. DESCRIPTION OF SITE AND APPLICATION

- 1.1 The application relates to part of the garden of a detached bungalow in a residential area in Hartford. The area to be developed is approximately triangular in shape.
- 1.2 The site is flanked by bungalows to the south and north-east. The site itself, including the two bungalows to the south are set back from Mill Road behind a public open space and a narrow shared road. The three bungalows to the north-east also front the same public open space but are set behind a public path.
- 1.3 The ground rises to the rear, so the properties to the south-west are on elevated land. Number 58 Desborough Road is a bungalow that lies directly behind the application site. It has no first floor rear windows or rooflights but has a rear conservatory that is not shown on the submitted plans. Number 56 Desborough Road lies behind the bungalow at 15 Mill Road and has first floor rear dormer windows that overlook the site.
- 1.4 The proposal is to subdivide the garden of 15 Mill Road and erect a 2-bed dwelling with first floor accommodation in a steeply pitched roof space with dormer windows to front and rear.
- 1.5 A car parking space would be provided for the new dwelling on part of the existing front hardstanding and 15 Mill Road would retain an attached garage and a short length of hardstanding for parking. A space for vehicle turning lies in front of 15 Mill Road.

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.
- 2.2 Under the heading of Achieving 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
 - * securing high quality design and
 - * a good standard of amenity for all existing and future occupants of land and buildings.
- 2.3 NPPF Planning Practice Guide.

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"
 - En25: "General Design Criteria"
 - T18: "Suitable access"
- 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 strategy"
 - 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'
 - LP8: 'Development in Spatial Planning Areas'
 - LP13: 'Quality of Design'
 - LP15: 'Ensuring a High Standard of Amenity'
 - LP17: 'Sustainable Travel'
 - LP18: 'Parking Provision'
- 3.5 Supplementary Planning Documents (SPD)/Guidance:
- Huntingdonshire Design Guide SPD (2007)
 - Huntingdonshire Landscape and Townscape Assessment SPD (2007 - Section 4: Market Towns, Huntingdon: Huntingdon Peripheral Estates.
 - Huntingdonshire Annual Monitoring Report December 2015- chapter 5 regarding Housing supply.

- 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.

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

4. PLANNING HISTORY

- 4.1 None relevant to this proposal

5. CONSULTATIONS

- 5.1 **Huntingdon Town Council:** Recommend APPROVAL (COPY ATTACHED). Members felt that the design of the property was in keeping with neighbouring properties, in accordance with Local Plan policy HL5.

- 5.2 **HDC Transportation:** Recommend APPROVAL

6. REPRESENTATIONS

- 6.1 Two objections from 56 and 58 Desborough Road:
- loss of privacy due to proximity to boundary/property
 - over shadowing/loss of light
 - substantial visual intrusion.
 - proposal is contrary to policies H31 and H32 of the Local Plan 1995
 - not in keeping with pattern in Mill Road unlike 15/01497/FUL, 08/02869/FUL and 08/01360/FUL along Mill Road

7. ASSESSMENT

- 7.1 The main issues to consider are the principle of development and the impact of the proposal upon the character and appearance of the area, residential amenity and highway safety.

Principle of Development

- 7.2 The site is in the built-up area of the market town and in an accessible location. It is therefore considered that the proposal satisfies Policy CS3 of the Adopted Huntingdonshire Local Development Framework Core Strategy (2009) and policy LP8 of the Draft Huntingdonshire Local Plan to 2036: Stage 3 (2013) and is acceptable in purely spatial planning terms.

- 7.3 However, as set out below, there are concerns regarding the proposed development in relation to the character of the area.

Character and Appearance of the Area

- 7.4 The site is in the Huntingdon Peripheral Estates character area as defined in the Huntingdonshire Landscape and Townscape Assessment (2007). This character area is described as comprising generally lower density, detached, semis and bungalows with mature trees, shrubs, hedges and small local greens which provide an attractive, open character.

- 7.5 Local policies relating to new dwellings and site subdivision require a consideration of the impacts of development on the character and form of development in the area when assessing the merits of an application.
- 7.6 The proposal would result in an already constrained plot being provided for both the proposed and existing dwelling. Furthermore, the new dwelling would have a small footprint in comparison to those in the immediate area. However, it is accepted that there is a variety of plot sizes and footprints in the area, and the proposal, purely on the assessment of the proposed footprint, would not necessarily cause harm the character and appearance of the area. Therefore, the main issue to consider is the design and form of the dwelling and its position on the plot.
- 7.7 The bungalows adjacent to the site are characterised by low, 30-degree pitched roofs with wide frontages facing the area of open space on Mill Road. All of these bungalows have a presence within the street scene.
- 7.8 In contrast, the proposed dormer bungalow would not have the same presence within the street scene. Its narrow frontage and triangular, tapered plot and desire to retain a front parking space means that the new dwelling has to be positioned more centrally within the plot. This setback position, combined with the noticeable steeply pitched roof, would result in the new dwelling appearing cramped on its plot. This would be out of keeping and harmful to the character of the area.
- 7.9 The bungalow would be viewed in the context of the adjacent bungalows fronting the open space. However, the design of the bungalow would fail to reflect their character. The proposed dwelling would have dormer windows to front and rear, a high ridge (7m) with a relatively large proportion of roof to brickwork and a steeply pitched roof. In addition, the proposed dwelling would have much shorter rear garden (6.35m from the back of the dwelling to the rear boundary). Furthermore, as a result of the staggered new boundary with no.15, the proposed dwelling would virtually fill the plot width at its full height, when viewed from the front. This accentuates the cramped, overdeveloped feel of the proposal.
- 7.10 It is acknowledged that the design of the proposed dwelling is very similar to the dwelling under construction between nos. 21 and 23 Mill Road with the same steep roof pitch, 7m high ridge and a front dormer window (15/01497/FUL refers). However, unlike the current site, which is flanked by modest bungalows, the site between nos. 21 and 23 adjoins a 2-storey dwelling (23 Mill Road). The new dwelling was therefore considered to fit in well with its immediate surroundings, whereas the current proposal would not.
- 7.11 It is noted that a similar design of dwelling was approved between a bungalow at 25 Mill Road and a two-storey dwelling at 27 Mill Road (0802869FUL refers). However, again there are material differences; the approved dwelling had a bungalow appearance from the front and was in a transition area with an adjacent two-storey dwelling.
- 7.12 Some dwellings to the rear of Mill Road, such as 56 Desborough Road, have rear dormers which can be glimpsed from Mill Road and

the public path immediately adjoining the application site. However, it is considered that this does not justify the scheme which would entail a design and form out of keeping with 13-21 Mill Road. The proposed dwelling would be particularly evident in public views from the east and along the adjoining public path.

- 7.13 It is therefore recommended that the application be refused as the proposal is contrary to policies En25 and H32 of the Huntingdonshire Local Plan 1995, HL5 of the Huntingdonshire Local Plan Alterations (2002), CS1 of the Adopted Huntingdonshire Local Development Framework Core Strategy (2009) and LP13 of the Draft Huntingdonshire Local Plan to 2036: Stage 3 (2013) and the NPPF and the guidance of the Huntingdonshire Design Guide SPD (2007).

Residential Amenity

- 7.14 The proposal will intensify disturbance and activity on the site and its approaches but it is considered that this would not cause undue harm to neighbour amenity. The first floor rear bathroom window could be fitted with obscured glass and permanently fixed closed to prevent overlooking of/loss of privacy to the rear gardens of 58 and 56 Desborough Road, and there is no officer objection to the overlooking of front gardens from the first floor front windows.
- 7.15 Therefore, the main issues are the potential harm to outlook, and overbearing effects on existing properties, especially No.58 Desborough Road which is directly behind the development and the potential harm to amenity from a perception of overlooking.
- 7.16 Number 58 Desborough Road is elevated above the site and there is a high intervening fence, but it is considered that the proposal will harm the outlook from the rear of 58 Desborough Road due to the undue proximity and height of the proposed dwelling to the shared back garden boundary and newly erected rear conservatory at 58 Desborough Road. The proposed dwelling would be 6.35m from the back boundary and although there would be a gap of approximately 16.5m between the original back wall of 58 Desborough Road and the proposed dwelling, there would be less space between the conservatory at 58 Desborough Road and the back of the proposed dwelling.
- 7.17 It is considered that, although the proposed dwelling would partly overshadow the rear garden of 58 Desborough Road in the mornings, the shading would not be so significant as to be a reasonable reason for refusal. However, it is considered the proposed dwelling would be overbearing on the occupiers of 58 Desborough Road due to the proximity to their conservatory. Furthermore, although the back dormer window could be obscured and fixed closed, it would be close enough to result in a perception of overlooking, that would harm the amenities of the occupiers of 58 Desborough Road.
- 7.18 The third party representations have been taken into account but it is considered that the proposal is adequately designed and sited to avoid undue harm to amenities of the occupiers of the other adjoining dwellings.

- 7.19 It is concluded that the application should be refused due to the harm to the outlook and amenities of the occupiers of 58 Desborough Road and the adverse overbearing effect and perception of overlooking, contrary to policies H31 of the Huntingdonshire Local Plan 1995 and LP13 of the Draft Huntingdonshire Local Plan to 2036: Stage 3 (2013) and the NPPF and the guidance of the Huntingdonshire Design Guide Supplementary Planning Document (2007).
- 7.20 Policy H31 can be afforded full weight and Policy LP13 of the Draft Huntingdonshire Local Plan to 2036: Stage 3 (2013) is also in accordance with the NPPF but has limited weight as the Draft Local Plan is not adopted.

Highway Safety

- 7.21 The proposal will intensify the use of the narrow shared road used by Nos. 11, 13, 15 and 17 Mill Road. The proposal may necessitate vehicles reversing a short distance to the turning space in the public open space in front of 15 Mill Road to enter and leave the main part of Mill Road in forward gear. It is also considered likely that the shortness of the space in front of the garage at 15 and the proposed dwelling, means that only one car will be able to park on each plot without obstructing the road. However, one parking space for the each dwelling is considered adequate having regard to the scope for safe on-street parking, if necessary, in Mill Road.
- 7.22 It is considered that the additional traffic would not be of a level that would cause undue detriment to highway safety. The vehicle turning movements will overrun the pedestrian footpath between Mill Road and Desborough Road but vehicular speed is likely to be low and the movements would not create a level of detriment to pedestrian safety where a refusal would be recommended on grounds of harm to highway safety.
- 7.23 Therefore, the proposal is acceptable in terms of highway safety.

Other Matters

- 7.24 Refuse Bins:
The applicant has agreed to submit a Unilateral Undertaking for the provision of wheeled bins in order to comply with the Developer Contributions SPD and policy CS10 of the Adopted Huntingdonshire Local Development Framework Core Strategy (2009). Any progress in this matter will be reported to Panel.

Conclusion

- 7.25 The proposed development is considered to fail to comply with the relevant national and local policy as it would harm the character and appearance of the area and the amenities of the occupiers of No. 58 Desborough Road.
- 7.26 Taking national and local planning policies into account, and having regard for all relevant material considerations, including the advantage of securing an additional dwelling, it is recommended that planning permission be refused for the following reasons.

8. RECOMMENDATION – REFUSE for the following reasons:

The bulk and design of the proposed dwelling and its relatively cramped siting would be out of keeping with the flanking properties at 13-21 Mill Road, and would detract from the character and appearance of the area.

The proposal is therefore considered to be contrary to policies En25 and H32 of the Huntingdonshire Local Plan 1995, HL5 of the Huntingdonshire Local Plan Alterations (2002), CS1 of the Adopted Huntingdonshire Local Development Framework Core Strategy (2009) and LP13 of the Draft Huntingdonshire Local Plan to 2036: Stage 3 (2013) and the NPPF and the guidance of the Huntingdonshire Design Guide Supplementary Planning Document (2007).

The proposed dwelling, by reason of its bulk, proximity to a neighbouring residential property (No. 58 Desborough Road) and prominence, would have a detrimental impact on the residential amenity of the occupiers of that property, appearing dominant and obtrusive when viewed from No. 58, and resulting in harm to outlook and a perception of overlooking. As such, the proposal is considered to be contrary to policies H31 of the Huntingdonshire Local Plan 1995 and LP13 of the Draft Huntingdonshire Local Plan to 2036: Stage 3 (2013) and the NPPF and the guidance of the Huntingdonshire Design Guide Supplementary Planning Document (2007).

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 **Sheila Lindsay Development Management Officer 01480 388247**

HUNTINGDON TOWN COUNCIL

PLANNING COMMENTS : 14th January 2016

15/02366/FUL

Mr Chris Campbell, Nutwood Ventures Ltd, Po Box 580, Huntingdon, PE29 9EB

Proposed erection of dwelling and associated parking and turning. Land at 15 Mill Road, Hartford

Recommend APPROVE. Members felt that the design of the property was in keeping with neighbouring properties, in accordance with Local Plan policy HL5.

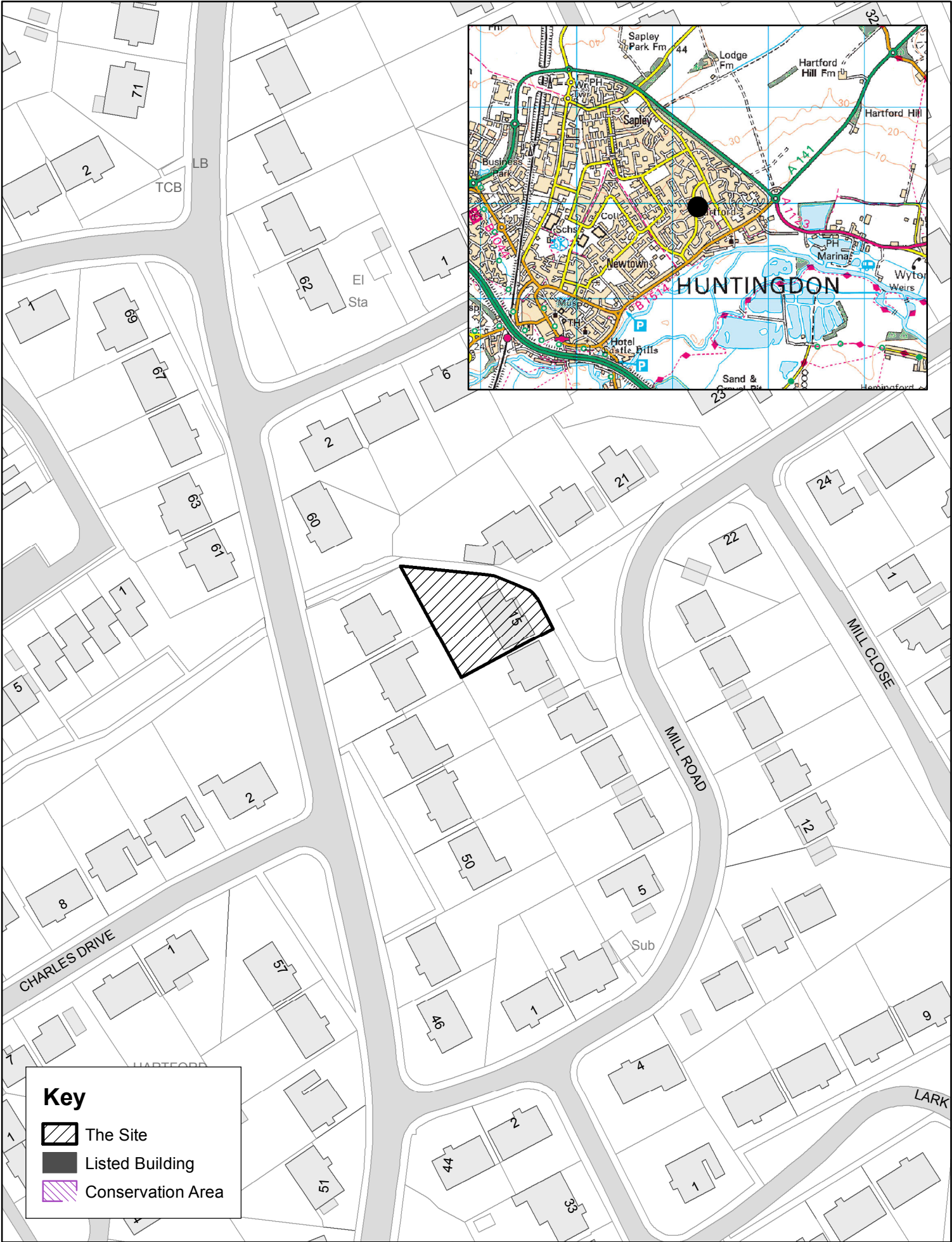
Development Management Panel

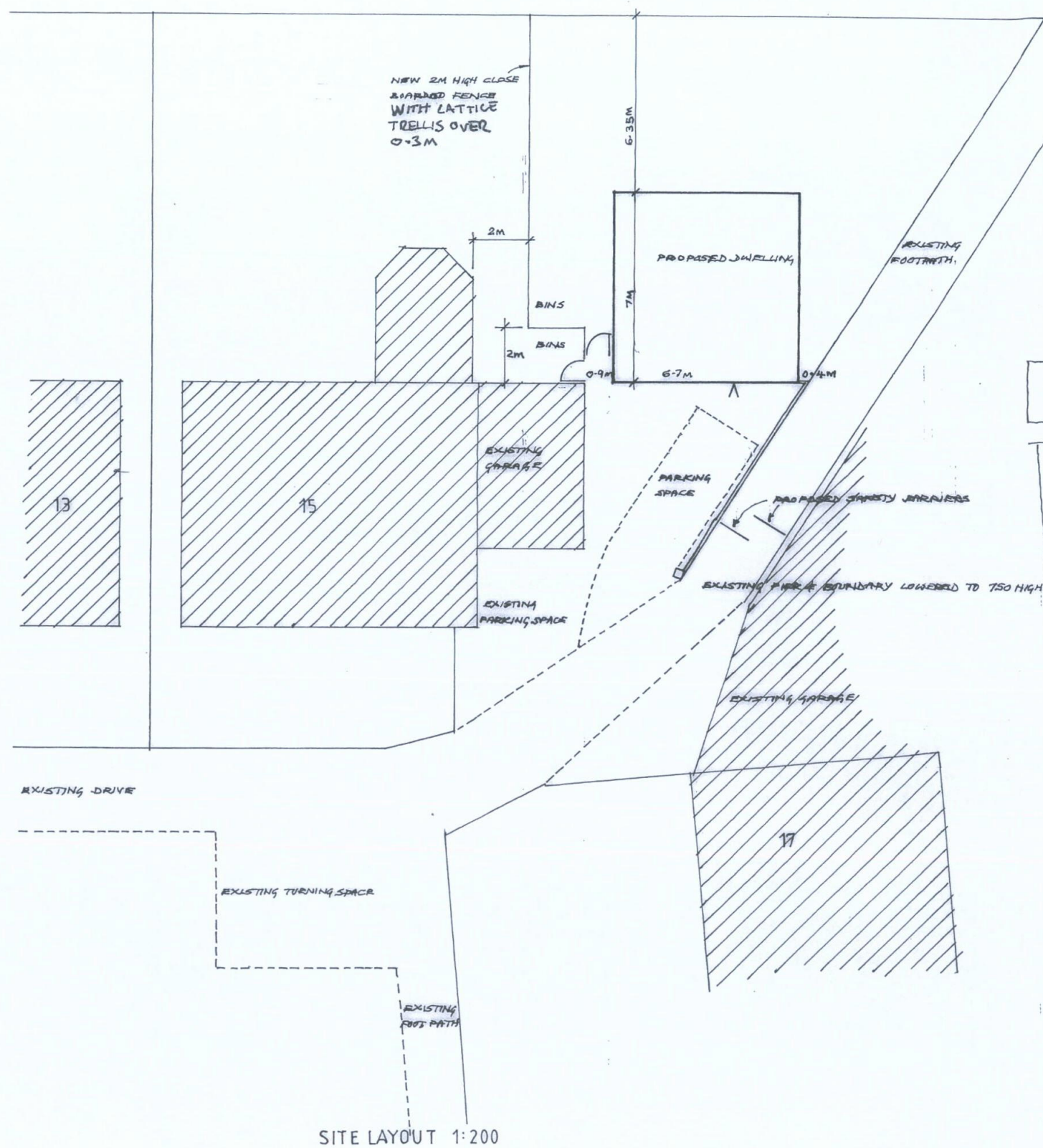


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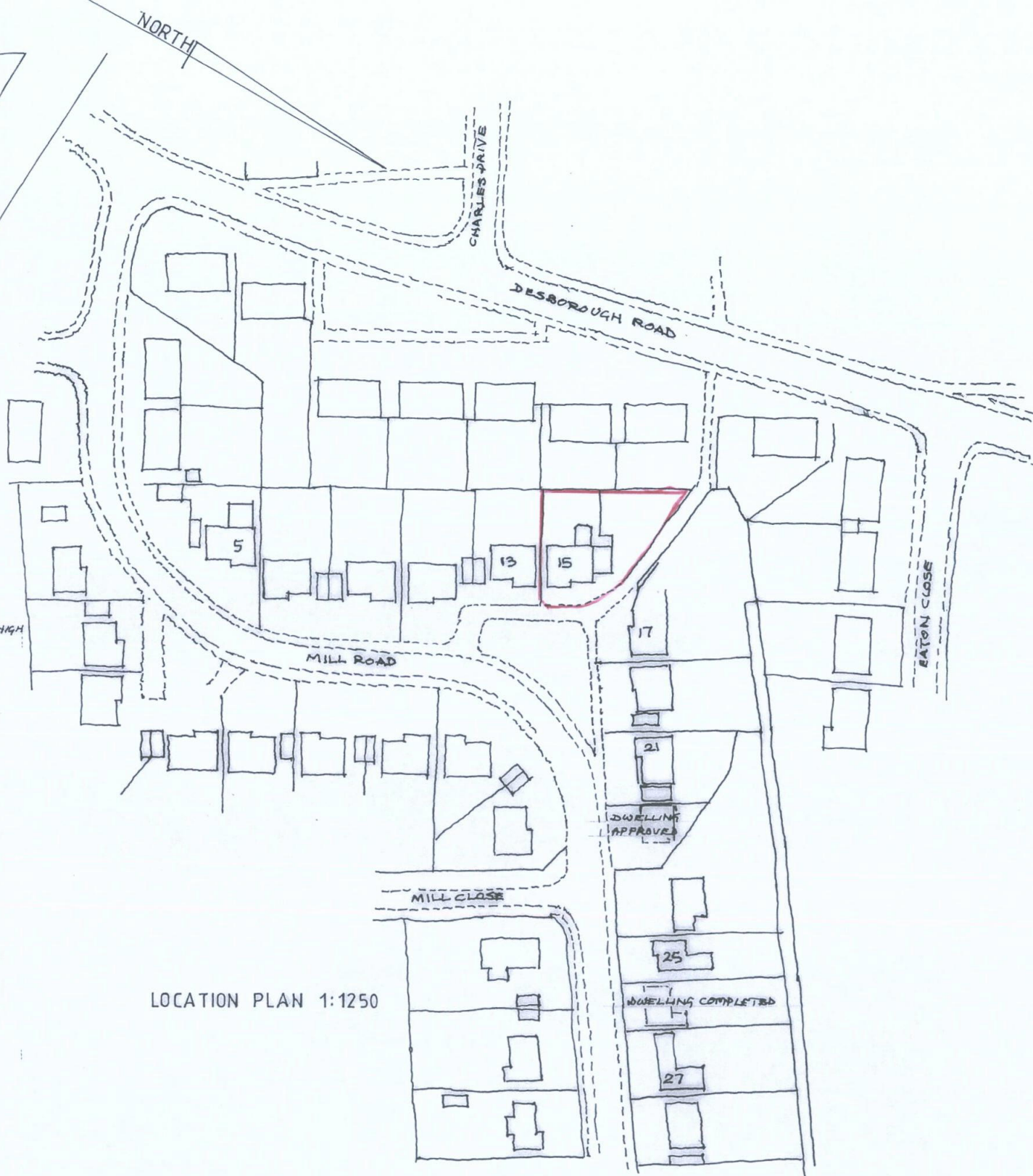
Application Ref: 15/02366/FUL
Location:Huntingdon

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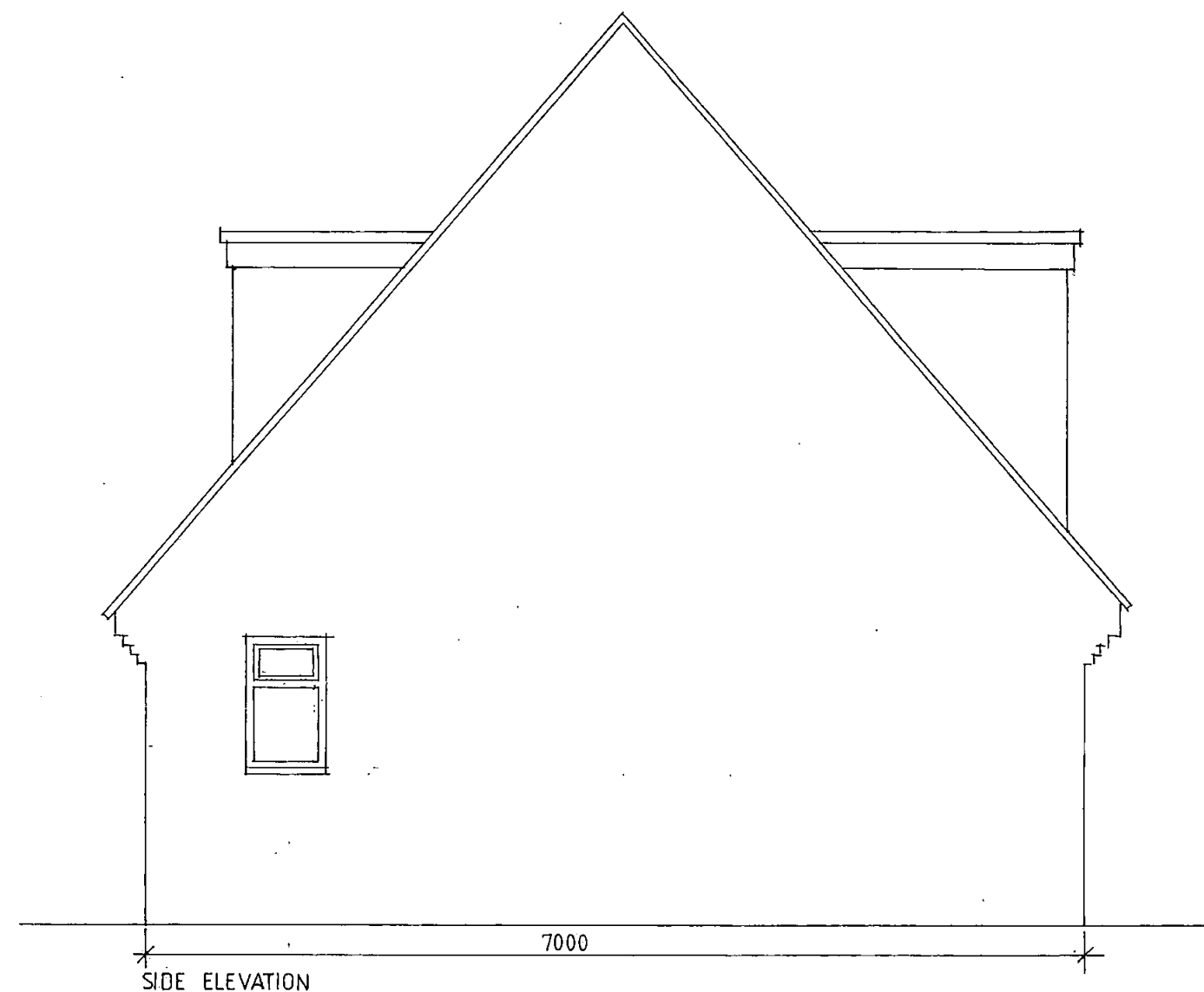
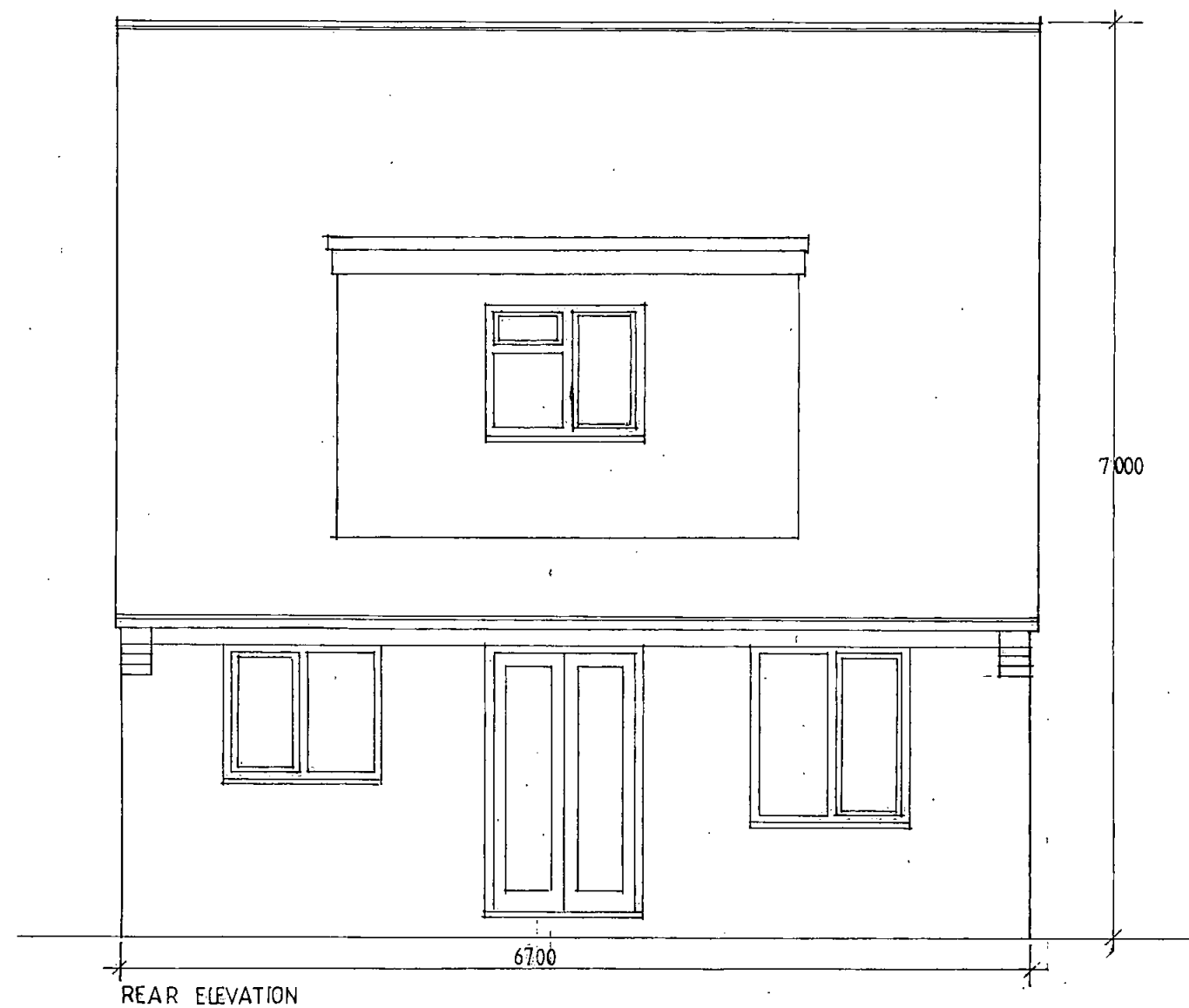


SITE LAYOUT 1:200



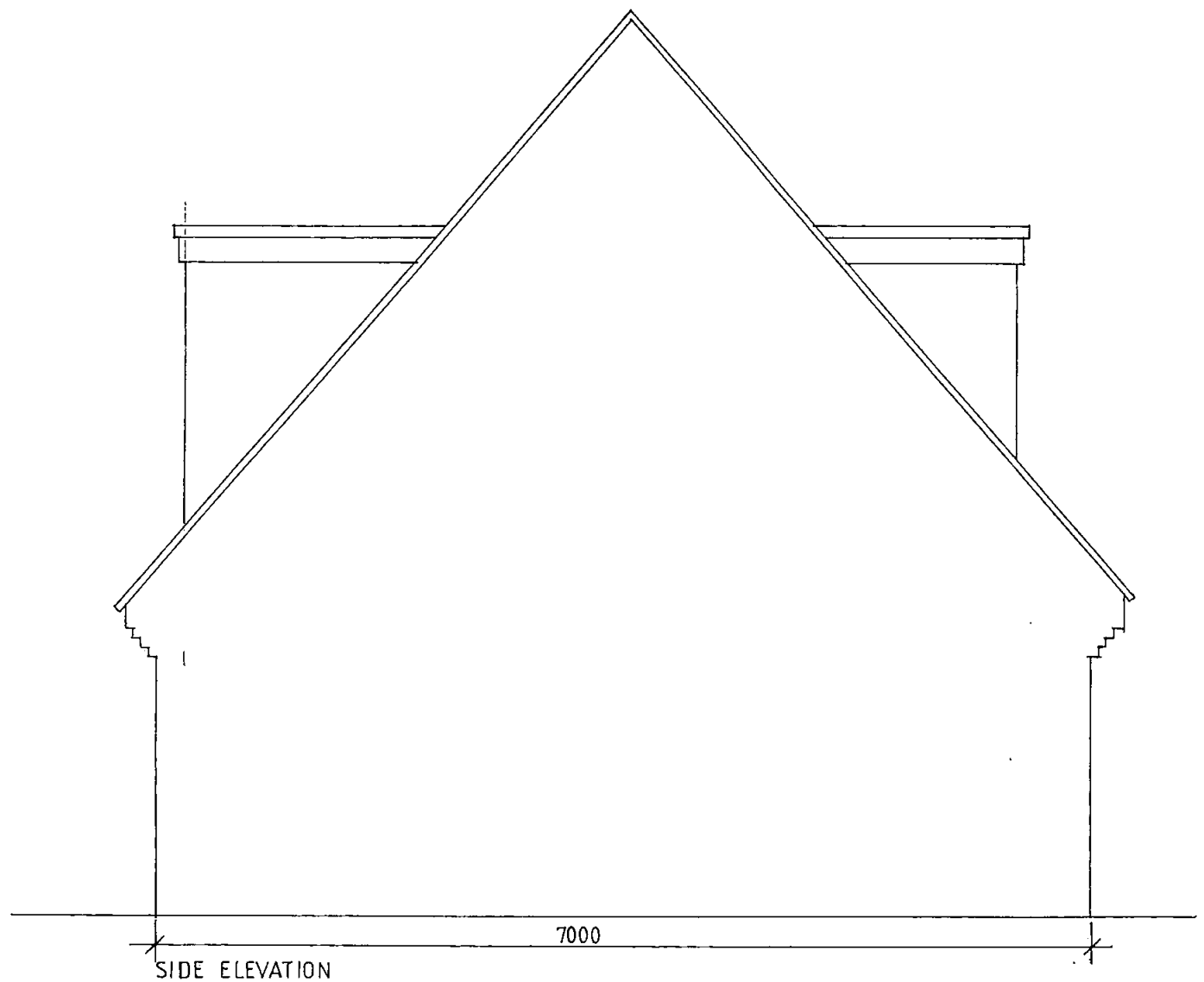
LOCATION PLAN 1:1250

PROPOSED RESIDENTIAL DEVELOPMENT
 LAND AT 15 MILL ROAD, HARTFORD, HUNTINGDON, CAMBS
 PROPOSED SITE PLAN AND LOCATION PLAN
 CLIENT: GLS DEVELOPMENTS LTD
 SCALE: 1:200 & 1:1250
 DATE: NOVEMBER 2015
 NO. 15/21/1/A
 NWV LTD, P O BOX 580, HUNTINGDON, CAMBS PE29 9EB

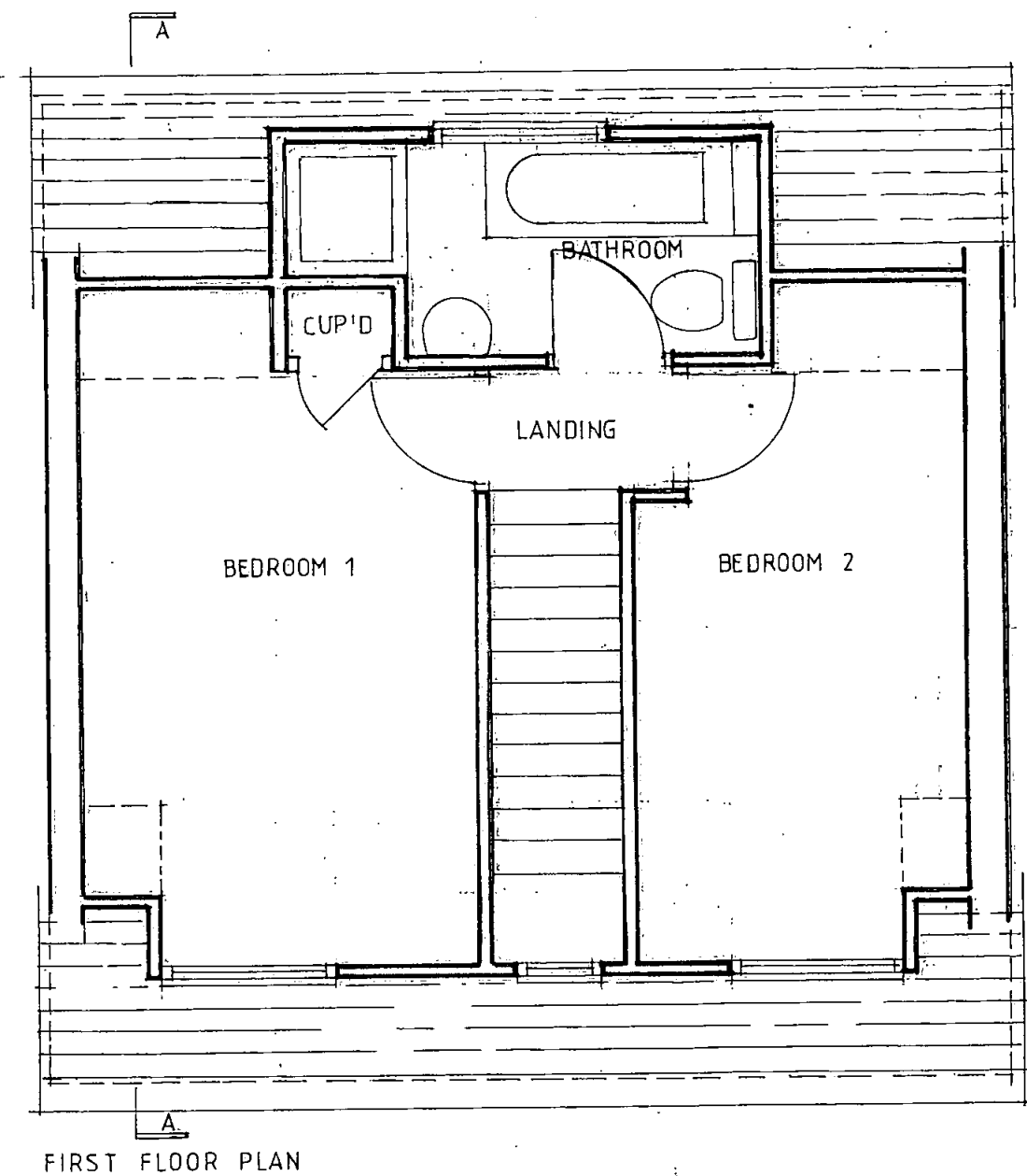
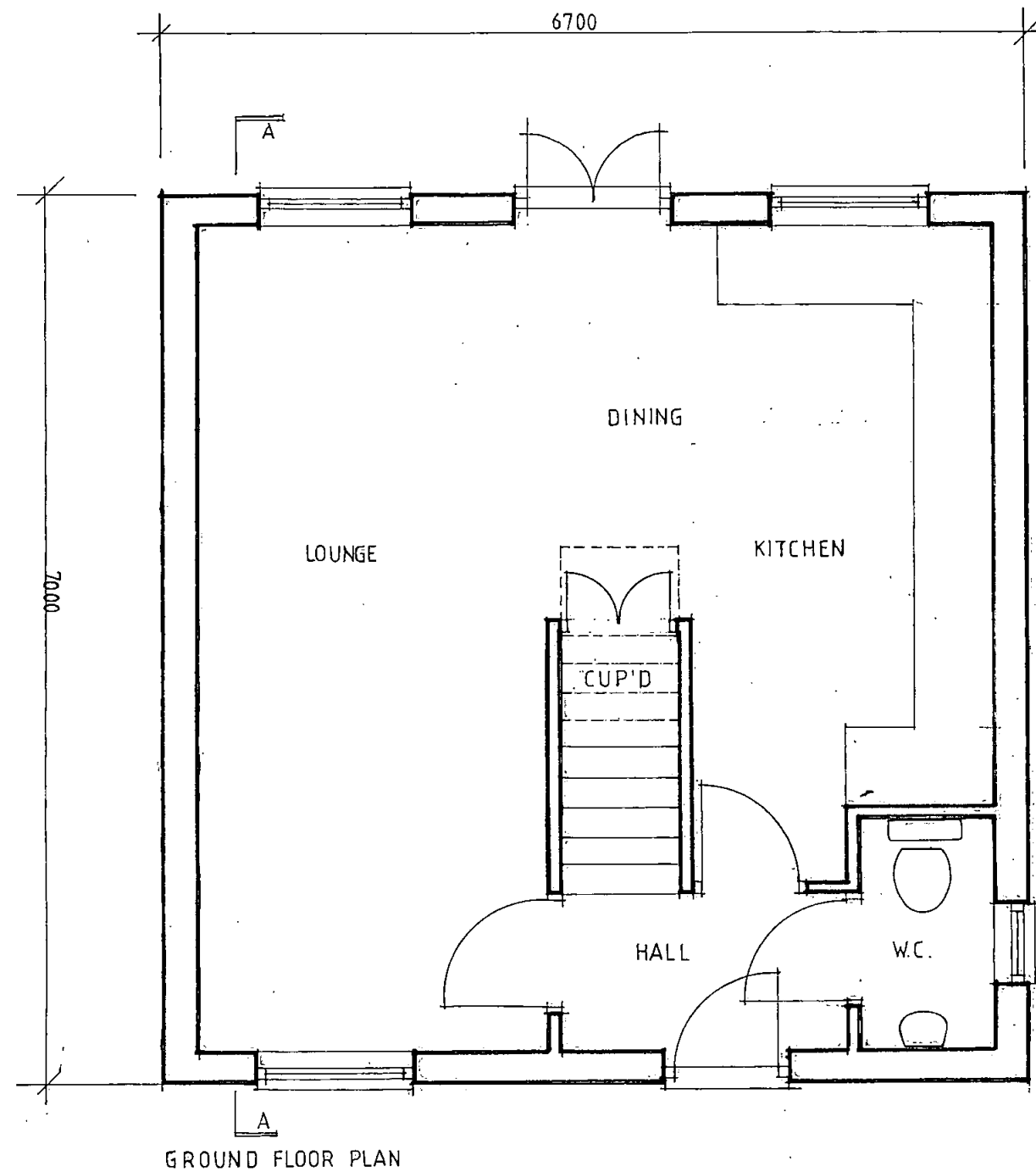


REVISION A - 27 11 15 - REAR DORMER ATTACHED

PROPOSED RESIDENTIAL DEVELOPMENT
 LAND AT 15 MILL ROAD, HARTFORD, HUNTINGDON, CAMBS
 PROPOSED REAR AND SIDE ELEVATIONS
 CLIENT: GLS DEVELOPMENTS LTD
 SCALE: 1:50
 DATE: NOVEMBER 2015
 NO. 15/21/3RA
 NWV LTD, P O BOX 580, HUNTINGDON, CAMBS PE29 9EB



PROPOSED RESIDENTIAL DEVELOPMENT
 LAND AT 15 MILL ROAD, HARTFORD, HUNTINGDON, CAMBS
 PROPOSED FRONT AND SIDE ELEVATIONS
 CLIENT: GLS DEVELOPMENTS LTD
 SCALE: 1:50
 DATE: NOVEMBER 2015
 NO. 15/21/2
 NWV LTD, P O BOX 580, HUNTINGDON, CAMBS PE29 9EB



REVISION A - 27 11 15 - REAR DOORWAY WIDENED

PROPOSED RESIDENTIAL DEVELOPMENT
 LAND AT 15 MILL ROAD, HARTFORD, HUNTINGDON, CAMBS
 PROPOSED GROUND AND FIRST FLOOR PLAN
 CLIENT: GLS DEVELOPMENTS LTD
 SCALE: 1:50
 DATE: NOVEMBER 2015
 NO. 15/21/4RA
 NWV LTD, P O BOX 580, HUNTINGDON, CAMBS PE29 9EB