

Case No: 16/00099/FUL (FULL PLANNING APPLICATION)
Proposal: ERECTION OF A BUNGALOW (AMENDED SCHEME)
Location: LAND AT 16 MANOR DRIVE SAWTRY
Applicant: Abbey Properties
Grid Ref: 517071 283625
Date of Registration: 27.01.2016
Parish: SAWTRY

RECOMMENDATION - APPROVAL

This application is referred to Development Management Panel as Sawtry Parish Council's recommendation to refuse is contrary to the officer's recommendation to approve.

1. DESCRIPTION OF SITE AND APPLICATION

- 1.1 The application site is adjacent to 16 Manor Drive and was once part of their garden land. The land is located at the end of a predominantly c.1970's residential 'open plan' cul-de-sac within the village of Sawtry. The land is open and backs onto Fen Lane. On three sides it is bound by timber fencing and a small tree is growing towards the rear boundary. The dimensions of the site are 14m wide and 16m deep from front to back. The Environment Agency flood zone map shows the land to be at a low probability of flooding, designated as Flood Zone 1.
- 1.2 In November 2014 members granted planning permission for erection of a bungalow. This application seeks an amendment to the application approved at Committee in November 2014. The amendment seeks to add a rear extension to the approved scheme with an increase of approx. 24 sq m.
- 1.3 The siting, height, design of the dwelling and car parking provision remains unchanged from that approved in 2014.
- 1.4 As of this date a signed unilateral undertaking to fund a contribution to providing wheeled bins has NOT been submitted.

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 for : building a strong, competitive economy; ensuring the vitality of town centres; supporting a prosperous rural economy; promoting sustainable transport; supporting high quality communications infrastructure; delivering a wide choice of high quality homes; requiring good design; promoting healthy communities; protecting Green Belt land; meeting the challenge of climate change, flooding and coastal change; conserving and enhancing the natural environment; conserving and enhancing the historic environment; and facilitating the sustainable use of minerals.

2.2 Planning Practice Guidance is also relevant, particularly with regard to the chapter on Design.

2.3 Regulation 122 of the Community Infrastructure Levy Regulations 2010 is relevant to the unilateral undertaking to fund the provision of wheeled bins.

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" -
- En18: "Protection for countryside features"
- CS8: "water"

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 LP 2 - 'Contributing to Infrastructure Delivery'
- Policy LP 6 - 'Flood Risk and Water Management'
- Policy LP 9 - 'Development in Key Service Centres'
- 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':
- Policy LP 29 - 'Trees, Woodland and Related Features':

3.5 Huntingdonshire Design Guide SPD 2007 is also relevant.

- 3.6 Huntingdonshire Local Development Framework - Developer Contributions SPD 2011 is also relevant with regard to contributions to wheeled bins provision.

4. PLANNING HISTORY

- 4.1 1401576FUL Erection of single storey dwelling - APPROVED at committee November 2014.

5. CONSULTATIONS

- 5.1 **Sawtry Parish Council - recommend refusal**; the original objections still apply – it would be an overdevelopment of the site and would have an adverse effect on the street scene. The turning area at the end of the cul de sac would be reduced. The original application stated that there would be a soak away for surface water. The amended plans say that surface water will go directly into the mains. The Parish Council are very concerned the impact this will have on the possibility of flooding in the area and the consequence if this sets precedence for future applications on the whole village.

Officer response – The only difference between this scheme and that approved by members is the addition of a single storey rear extension. The previous decision is a material consideration in the determination of this planning application.

6. REPRESENTATIONS

- 6.1 Received a representation from the occupier of no. 14 Manor Drive, who objects to the application for the following summarised reasons:

- visual harm; the dwelling would stand forward of 14B by approx. 1 metre. It is suggested that the dwelling be sited further away from the highway.
- little outdoor living space.
- detrimental to the area having no garage or storage space, resulting in parking on the highway.
- development has no merit other than to reduce the green areas and trees within the village and to increase the council's revenue, example of creeping development

Received a representation from occupier of no. 14b Manor Drive who has concerns to the application:

- little garden space
- surface water drainage

Officer response

– The only difference between this scheme and that approved by members is the addition of a single storey rear extension. The previous decision is a material consideration in the determination of this planning application.

- The objectors comment that little outdoor living space would be provided is noted, but in response Officers advise that there are no minimum space standards for gardens and the proposed garden is

not unduly small relative to the proposed dwelling. A refusal could not reasonably be sustained for this reason.

- The objector's suggestion that the dwelling be sited further away from the highway is noted, but the Local Planning Authority must consider the application that has been submitted and not an alternative. For the reasons given above, Officers have concluded that unacceptable visual harm would not be caused.

- The objectors concerns relating to drainage and surface water is noted. This is a matter for the Building Regulations. Officers are satisfied that a satisfactory means of drainage could be requisitioned by the developer and their plans indicate connecting into existing surface and foul water outlets. Officers advice that surface water run-off from the driveway onto the highway is capable of being controlled by condition as explained above

7. SUMMARY OF ISSUES

7.1 The main issues to consider are:

- * principle of the development.
- * Whether the design of the dwelling and its impact on the street scene are acceptable
- * impact on neighbouring occupiers,
- * parking and highway safety.

Principle:

7.2 Policy CS3 of the Huntingdonshire Core Strategy 2009 provides for the development of land within the built up area of a designated Key Service Centre for residential development. Sawtry is a Key Service Centre and the application land is clearly located within the built up area of Sawtry.

7.3 The weight to give to policy CS3 of the Huntingdonshire Core Strategy 2009 must be graded according to the degree of consistency with the National Planning Policy Framework as required by paragraph 215 of Annex 1 of the Framework. Policy CS3 is considered to be consistent with the overarching aim of the Framework to promote sustainable development and to meet the housing needs of the area. The application site would be in a sustainable location within the built-up area, with access to public transport and services. As such the principle of developing the land for housing is acceptable, subject to other material planning considerations.

Design and impact on the character and appearance of the locality:

7.4 Manor Drive comprises of a tightly spaced group of residential properties fronting the cul-de-sac, the majority of which are similar style semi-detached two storey chalet style dwellings that date back to the 1970's, Nos. 14 and 16 that are situated towards the end of the cul-de-sac are detached and no 14B is a bungalow that is thought to have been erected in the 1990's following the grant of planning permission on appeal in the 1980's). This bungalow provides a built edge at the end of the cul-de-sac those closes the view from the

entrance to the cul-de-sac and it turns the building line through 90 degrees. The presence of this bungalow has resulted in the open nature of the application site appearing as a peculiar element in the street scene that need not be preserved in its current state.

- 7.5 The design of the proposed dwelling is well proportioned with a hierarchy of elements to its built form and it would relate satisfactorily to the surrounding dwellings in terms of scale and form, subject to appropriate external materials; namely buff brick walls and brown tile covered roof.
- 7.6 The siting of the proposed dwelling more or less on the building line established by no. 14B is satisfactory and it would strengthen the built edge of the cul-de-sac initiated firstly by no. 14B. Furthermore, its proximity to the flanking dwellings would reinforce the tight spacing of dwellings around the cul-de-sac, which makes the cul-de-sac distinctive. Permitted development rights for boundary treatment or enclosures between the highway and façade would be removed to enable the Council to maintain the 'open plan' nature of the cul-de-sac. For these reasons the proposal would not cause unacceptable visual harm to the street scene.
- 7.7 The roof of the dwelling would be visible in views from Fen Lane to the south of the application site and above the 2m high boundary fence, but it would not cause unacceptable harm to the street scheme as in these views it would be intermingled amongst the surrounding properties.
- 7.8 For these reasons the proposal would comply with policies H32 and En25 of the Huntingdonshire Local Plan 1995, policy HL5 of the Local Plan Alteration 2002 and policy CS1 of the Core Strategy 2009. These policies are consistent with the emphasis in the National Planning Policy Framework on the importance of good design and the protection of local distinctiveness.

Impact on neighbouring occupiers:

- 7.9 The proposed dwelling would not have an unduly overbearing presence when seen from either of the flanking dwellings and nor would it cause overshadowing of those dwellings to the extent that the occupiers living conditions would be unacceptably harmed.
- 7.10 The positions of window openings in the walls of the proposed dwelling would not lead to unacceptable overlooking of the flanking dwellings due to the resulting viewing angles and reasonable standards of privacy would be preserved for occupants of neighbouring dwellings.
- 7.11 The windows in the façade of no. 16 would allow the neighbouring occupiers to overlook the proposed bungalow, but this would not lead to unacceptable living standards for future occupants of the dwelling because viewing angles would be oblique and not directly into the windows of the proposed dwelling and vice versa. Overlooking of the rear garden of the proposed dwelling from the upper floor windows of no. 16 would be screened by the roof of the proposed dwelling.

- 7.12 It is not considered that the domestic activities associated with the proposed dwelling, such as use of the garden and vehicle parking, would lead to unacceptable levels of noise and disturbance in the locality.
- 7.13 For these reasons the proposal would comply with policy H31 of the Huntingdonshire Local Plan 1995, which is broadly consistent with the core planning principle in the National Planning Policy Framework (paragraph 17) of securing a good standard of amenity for all existing and future occupants of land and buildings.

Highway safety and parking:

- 7.14 Two off-street parking spaces would be provided within the curtilage of the proposed development. Off-street parking for no. 16 would be retained and vehicle turning space would be provided within the highway as is common to most other properties in the cul-de-sac.
- 7.15 It is noted that vehicles tend to be parked on the highway. While the proposed development is likely to result in increased parking on the cul-de-sac, such as visitor parking, there is no reason to conclude that this would be significantly detrimental to highway safety.
- 7.16 The proposal therefore accords with paragraph 32 of the National Planning Policy Framework as safe and suitable access to the development can be achieved.
- 7.17 A planning condition would be imposed to reflect the fact that permitted development rights would require a front driveway of the surface area proposed to be constructed to prevent surface water-run off onto the highway in the interests of managing flood risk.

Trees:

- 7.18 The tree is being removed. The tree is not formally protected by a tree preservation order and it does not make a significantly valuable contribution to visual amenity. As such there is no objection to this tree being removed.

Other matters:

- 7.19 Refuse Bins - all new residential developments in Huntingdonshire are required to make financial contributions to allow for the provision of appropriate coloured waste storage containers (wheeled bins), as outlined in the Developer Contributions Supplementary Planning Document 2011. This is to be secured by a unilateral undertaking (UU); whilst a letter was sent out requesting the UU, this has not been received to date. The agent for the application has however confirmed that they will be submitting a completed unilateral undertaking. An update will be given to Members on this prior to the meeting of the Development Management Panel.
- 7.20 The objector's comment that little outdoor living space would be provided is noted, but in response Officers advise that there are no minimum space standards for gardens and the proposed garden is not unduly small relative to the proposed dwelling. A refusal could not reasonably be sustained for this reason.

7.21 The objector's suggestion that the dwelling be sited further away from the highway is noted, but the Local Planning Authority must consider the application that has been submitted and not an alternative. For the reasons given above, Officers have concluded that unacceptable visual harm would not be caused.

7.22 The parish objection relating to drainage and surface water is noted. This is a matter for the Building Regulations. Officers are satisfied that a satisfactory means of drainage could be requisitioned by the developer and their plans indicate connecting into existing surface and foul water outlets. Officers advise that surface water run-off from the driveway onto the highway is capable of being controlled by condition as explained above

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

- Time limit
- Development in accordance with the drawings
- Materials
- Erect approved boundary treatment prior to first occupation.
- Remove permitted development rights for boundary treatment or other means of enclosure between the facade of the dwelling and the highway.
- Provide within curtilage parking spaces prior to occupation and use for no other purpose thereafter.

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**

Parker-Seale, Debra (Planning)

From: Diane Davis - Sawtry Parish Council <clerk@sawtry-pc.gov.uk>
Sent: 16 February 2016 15:05
To: DevelopmentControl
Subject: Comments on applications

Sawtry Parish Council comments:

15/02277/HHFUL – 5 Hill Close – proposed single storey and two storey front, side and rear extension – amended plans showing reduction in depth of front extension

Recommend refusal – the committees comments remain the same – it would still be an overdevelopment of the site and there are concerns regarding lack of rear access

16/00099/FUL – land at 16 Manor Drive – erection of a bungalow – amended scheme

Recommend refusal – the original objections still apply – it would be an overdevelopment of the site and would have an adverse effect on the street scene. The turning area at the end of the cul de sac would be reduced. The original application stated that there would be a soak away for surface water. The amended plans say that surface water will go directly into the mains. The Parish Council are very concerned the impact this will have on the possibility of flooding in the area and the consequence if this sets a precedence for future applications on the whole village.

Diane Davis
Clerk to Sawtry Parish Council

Tel: 01487 831771

Office Open: 9.00 – 1.00
Monday to Friday

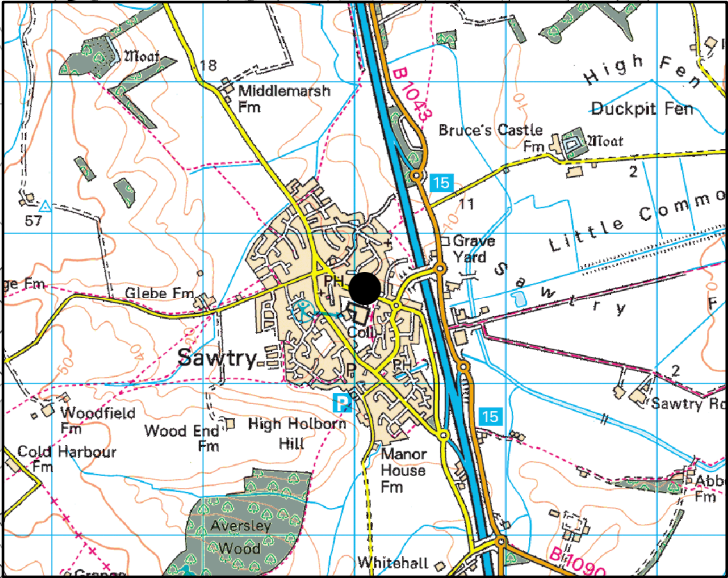
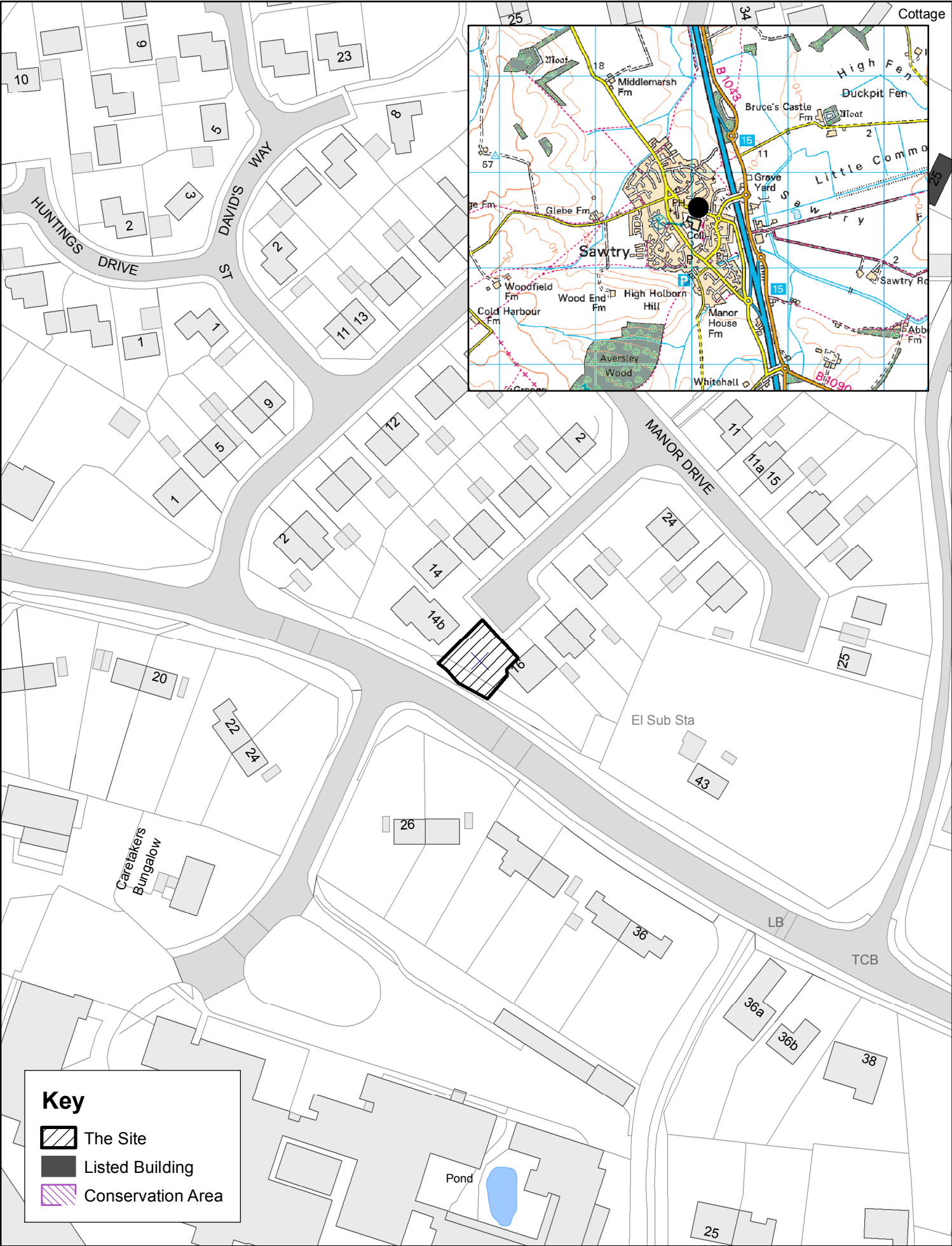
Development Management Panel



Scale =1:1,250
Date Created: 22/02/2016

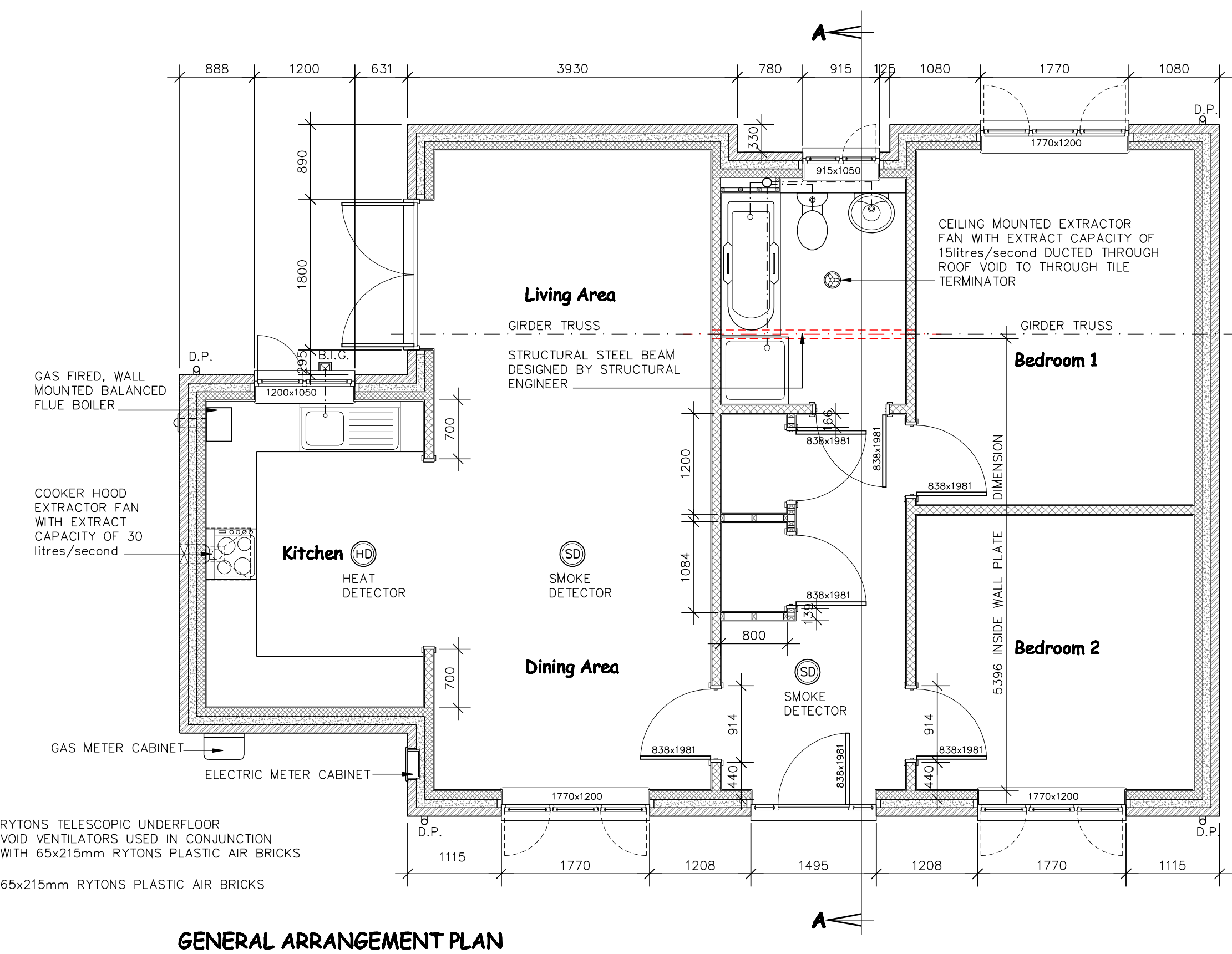
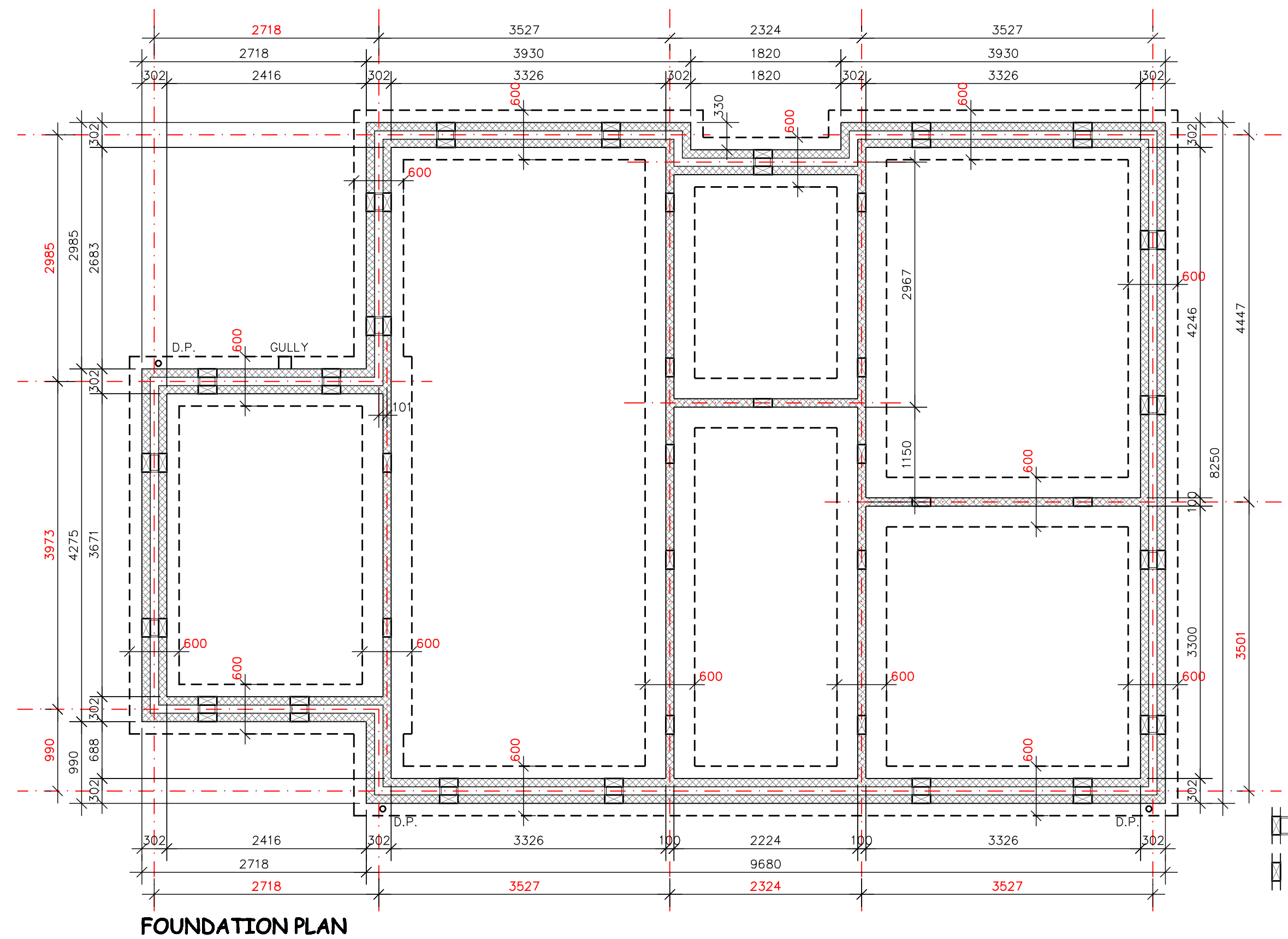
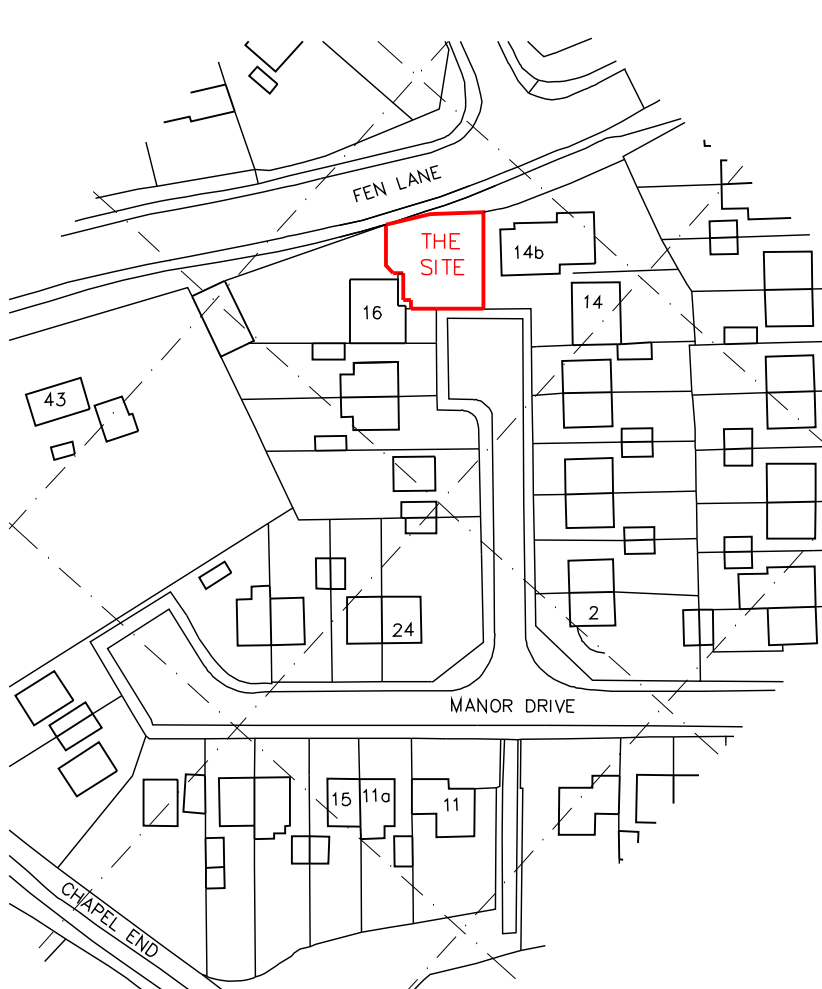
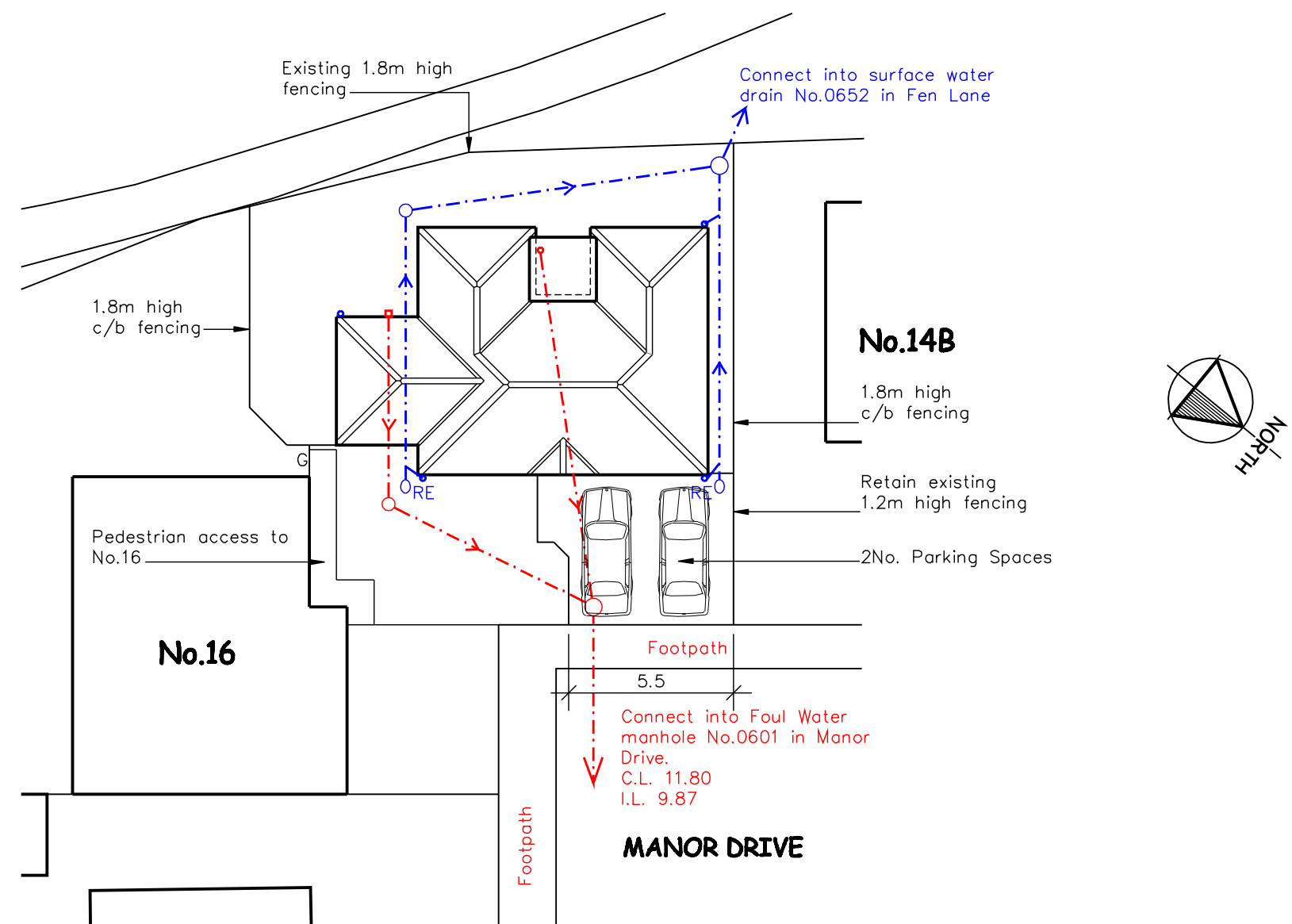
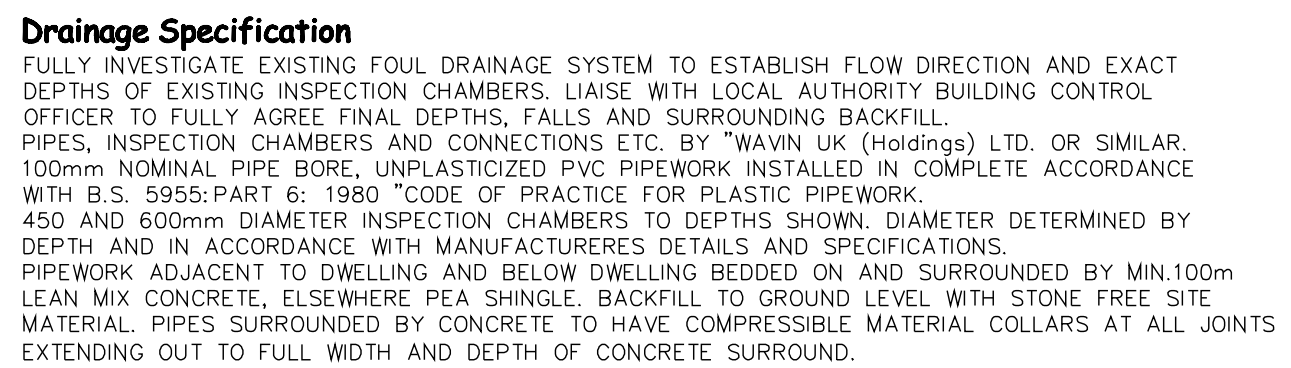
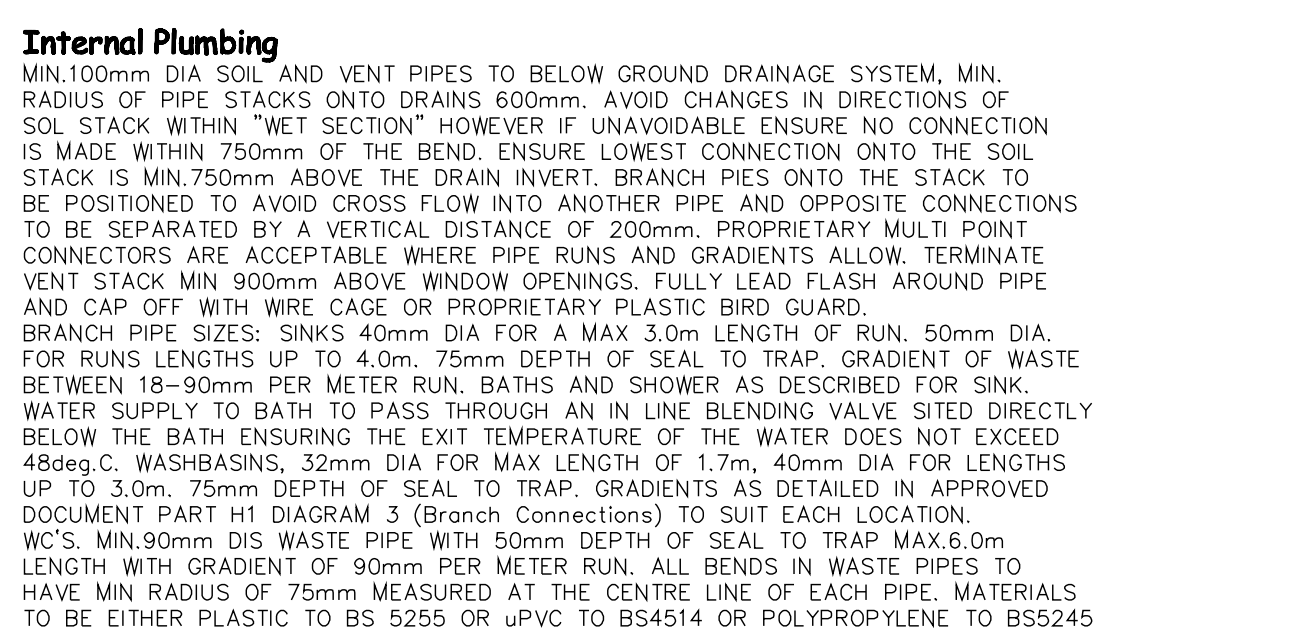
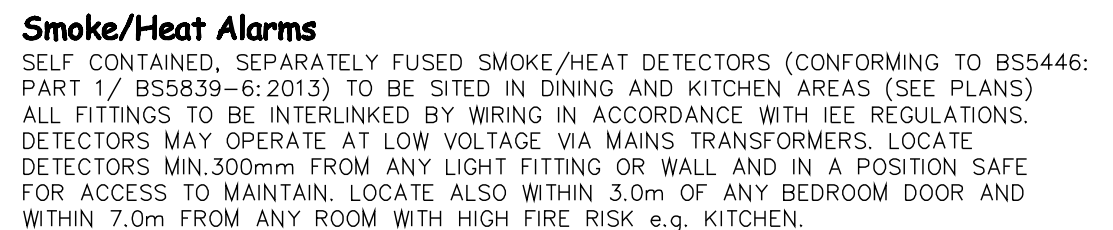
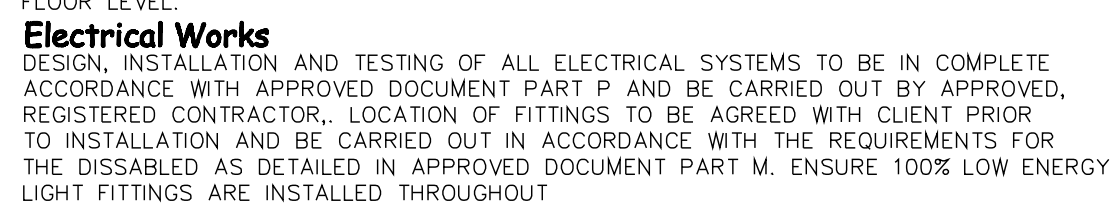
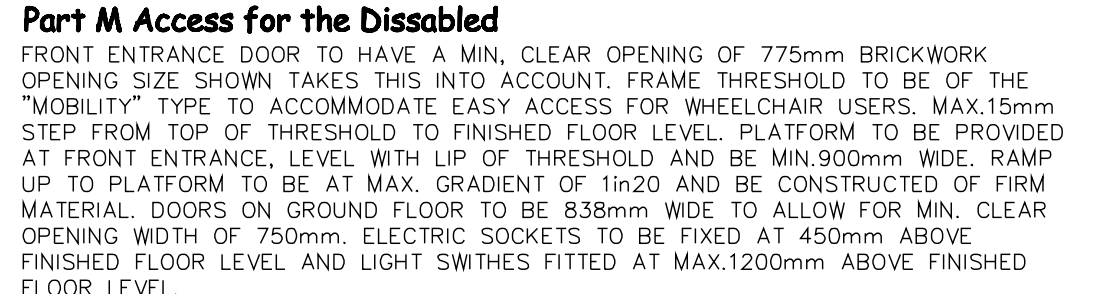
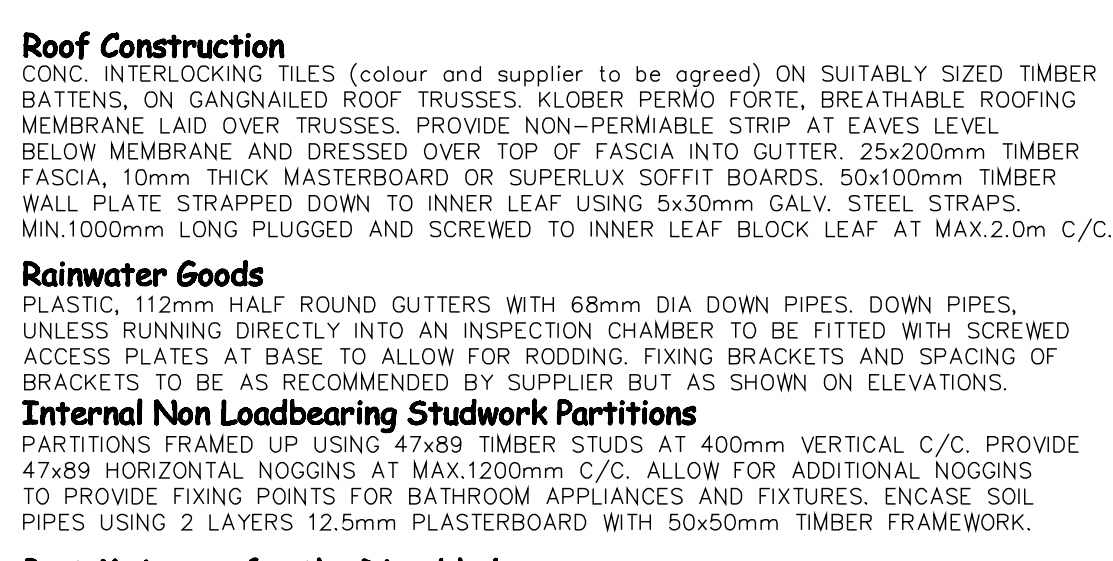
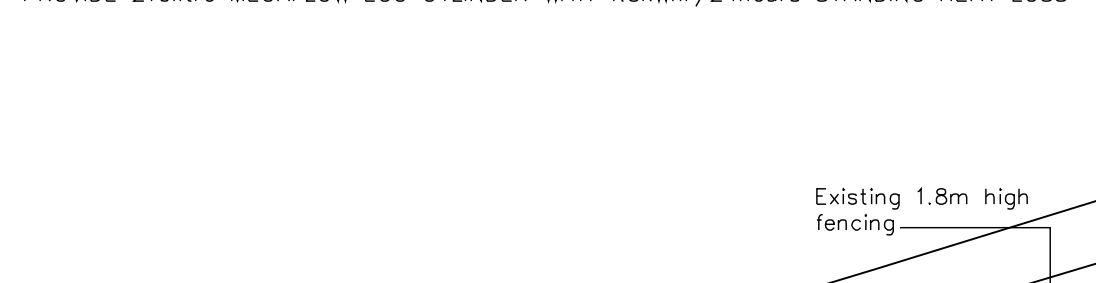
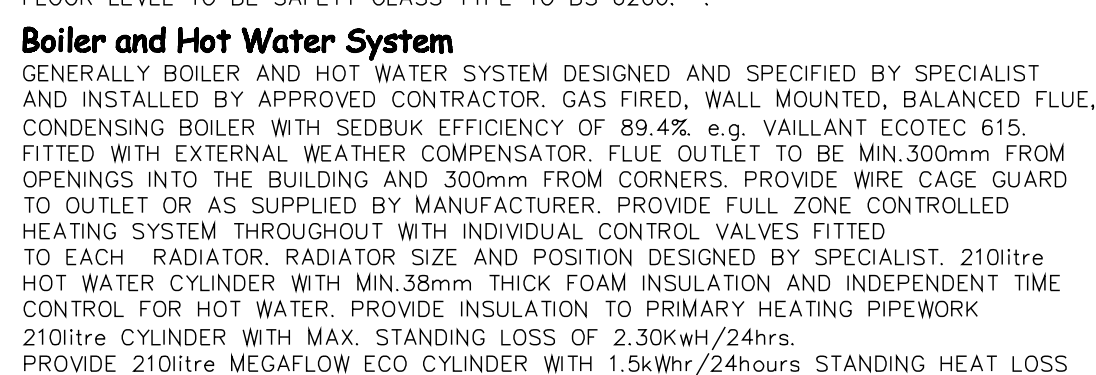
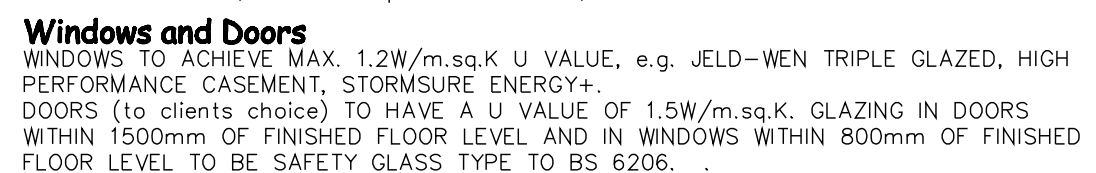
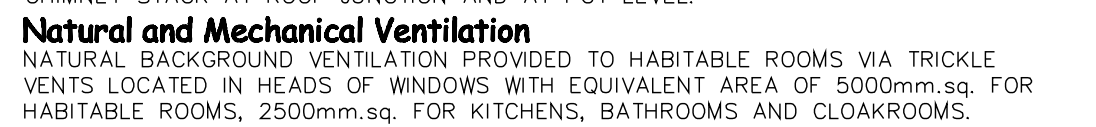
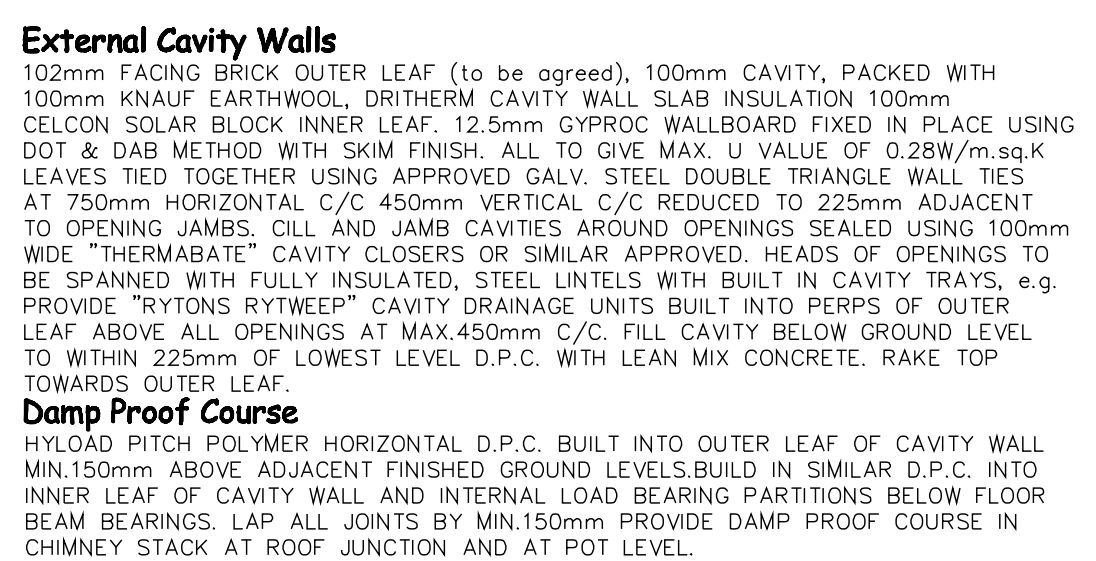
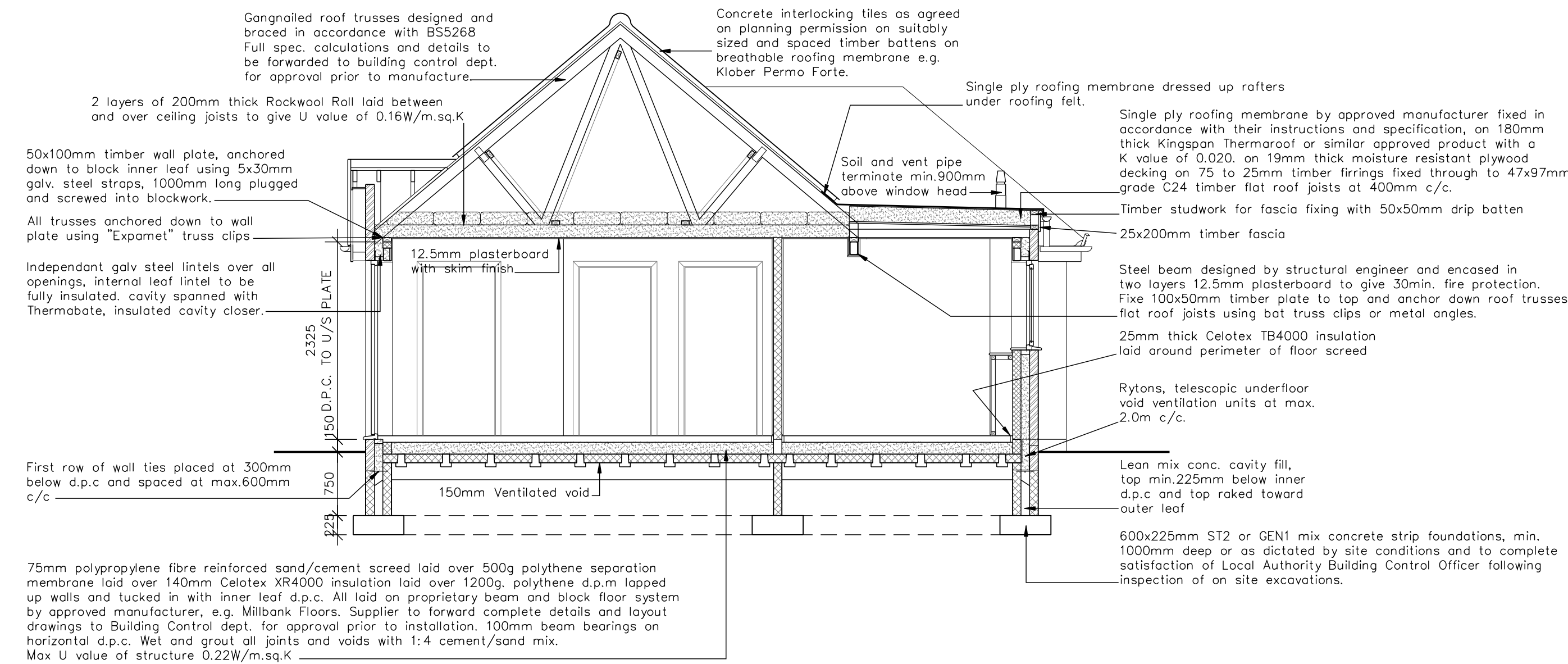
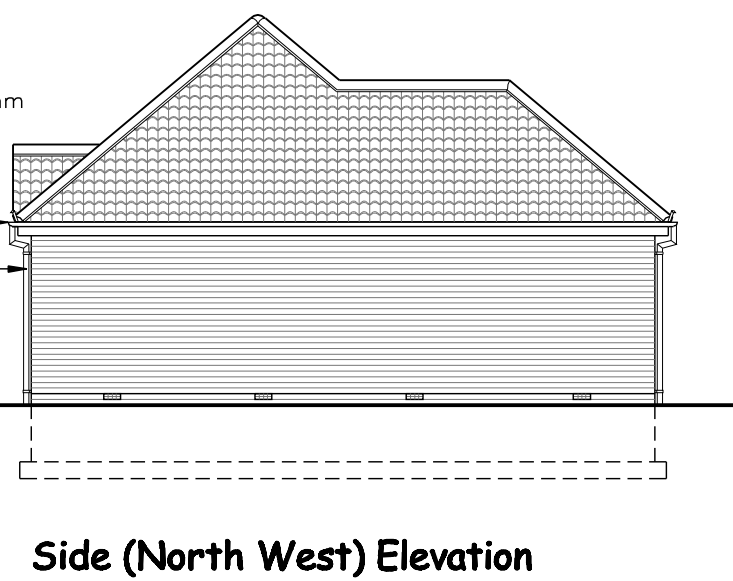
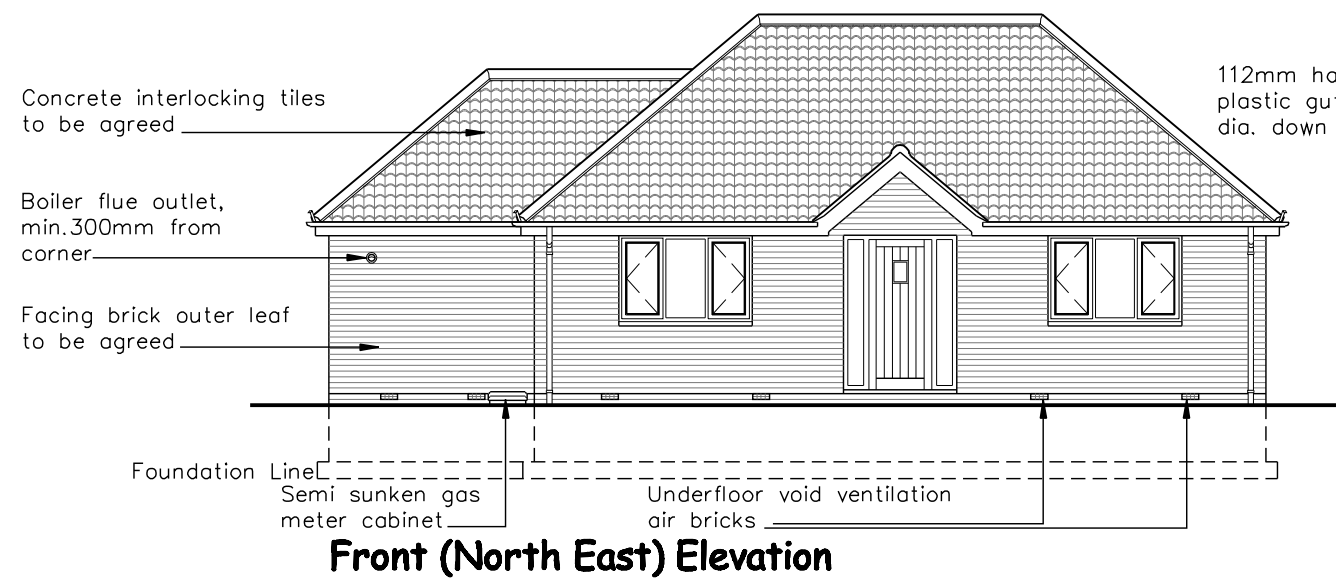
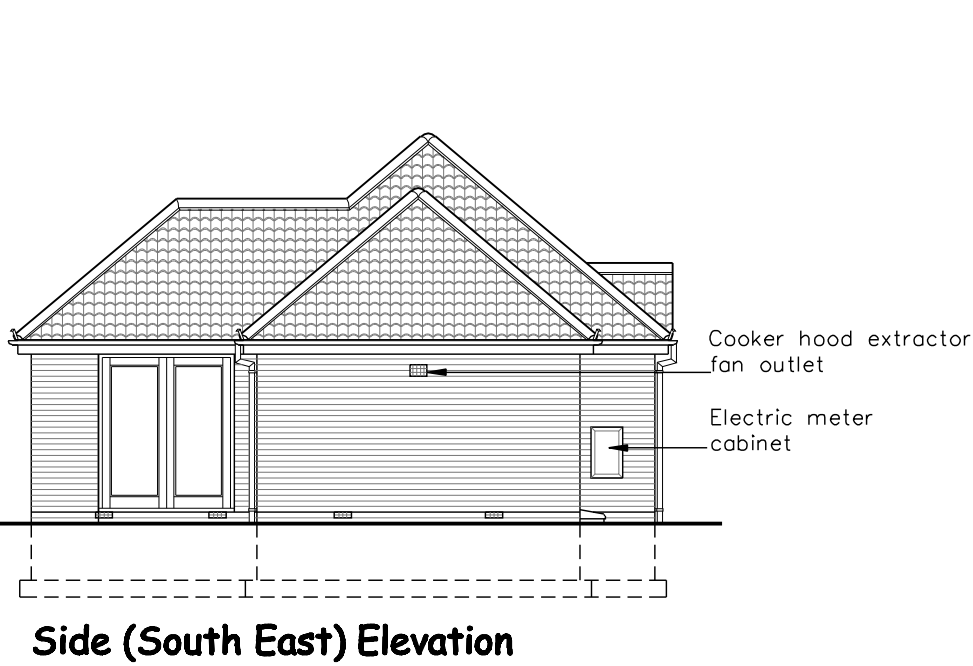
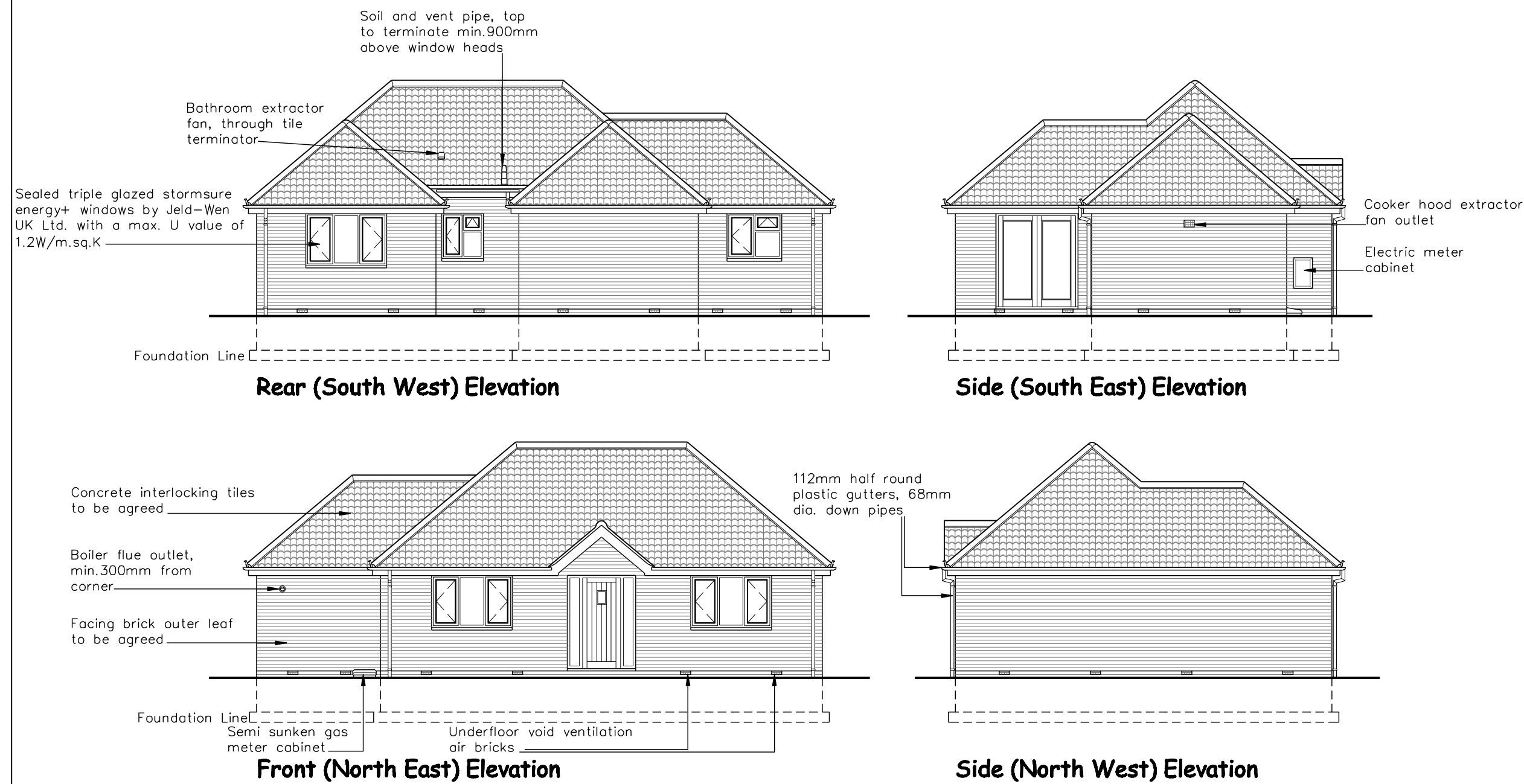
Application Ref: 16/00099/FUL
Location: Sawtry

© Crown copyright and database rights 2016
Ordnance Survey HDC 100022322



Key

- The Site
- Listed Building
- Conservation Area



NB
BUILDER TO ENSURE ACCREDITED CONSTRUCTION
DETAILS ARE USED THROUGHOUT.
ENSURE AIR TEST RESULT DO NOT EXCEED 4.5 AS DETAILED
IN SAP REPORT AND RESULTS SENT THROUGH TO LOCAL
AUTHORITY BUILDING CONTROL.
CHANGES TO SPECIFICATION AND USE OF DIFFERENT MATERIALS
COULD AFFECT THE RESULTS OF THE SAP REPORT AND SHOULD
THEREFORE BE AVOIDED WITHOUT PRIOR NOTIFICATION.

REV.	DATE	REVISION NOTES
A	16/12/15	Specification for insulation in floor, walls and roof revised. Lintel window and door spec revised and heating details revised. All as detailed in SAP report.
B	06/01/16	Rear extension and internal layout revised as instructed by client
C	07/01/16	Boiler and gas meter moved
	16/2/16	Car parking spaces added to block plan

**Suite 2, Claire Hall,
St. Ives Business Park,
Parsons Green,
St. Ives,
Cmbs. PE27 4WY**

Tel: 01480 494969
email: enquiries@planningandarchitecture.co.uk

PROJECT
PROPOSED DWELLING ON LAND ADJ.
16 MANOR DRIVE, SAWTRY,
HUNTINGDON,
CAMBRIDGESHIRE. PE28 5UU

CLIENT
THE ABBEY GROUP

DRAWING TITLE

**WORKING DRAWING, FLOOR PLAN
ELEVATIONS, SECTION & SPEC. NOTES**

DRAWN	NFM		SCALES	1:50, 1:100 @ A1	
			0.5	1m	2
DATE	10/12/15		DWG. No.	15/83/01	
				REV.	D

GREEN PAPERS FOLLOW

Case No: 1401576FUL (FULL PLANNING APPLICATION)

Proposal: ERECTION OF SINGLE STOREY DWELLING

Location: LAND AT 16 MANOR DRIVE SAWTRY

Applicant: MR C WHILE

Grid Ref: 517071 283625

Date of Registration: 21.08.2014

Parish: SAWTRY

RECOMMENDATION - APPROVE

This application is reported to the Development Management Panel as the Parish Council's recommendation differs to the Planning officer.

1. DESCRIPTION OF SITE AND APPLICATION

- 1.1 This application is referred to the Panel because there is a disagreement between the recommendation of Planning Officers and that of Sawtry Parish Council.
- 1.2 The application site is the front garden of 16 Manor Drive, a detached residential property that is located at the end of a predominantly c.1970's residential 'open plan' cul-de-sac within the village of Sawtry. The land is open and laid to lawn, and it backs onto Fen Lane. On three sides it is bound by timber fencing and a small tree is growing towards the rear boundary. The dimensions of the site are 14m wide and 16m deep from front to back. The Environment Agency flood zone map shows the land to be at a low probability of flooding, designated as Flood Zone 1.
- 1.3 Planning permission is sought to subdivide the curtilage of the dwelling and erect a single storey 2 bedroomed dwelling on the front garden of the property, infilling the gap between nos. 14B and 16 Manor Drive. The proposed dwelling would be sited in the approximate centre of the site, in line with no. 14B but at right angles to no. 16. The form of the dwelling would comprise a principal element with subservient side and rear wings and its footprint would measure approx. 12.4m x 8m. The nominal depth of the rear garden would be approx. 5m. Vehicle and pedestrian access is from Manor Drive with parking for two vehicles on the site frontage.
- 1.4 A signed unilateral undertaking to fund a contribution to providing wheeled bins has been submitted.

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 for : building a strong, competitive economy; ensuring the vitality of town centres; supporting a prosperous rural economy; promoting sustainable transport; supporting high quality communications infrastructure; delivering a wide choice of high quality homes; requiring good design; promoting healthy communities; protecting Green Belt land; meeting the challenge of climate change, flooding and coastal change; conserving and enhancing the natural environment; conserving and enhancing the historic environment; and facilitating the sustainable use of minerals.
- 2.2 Planning Practice Guidance is also relevant, particularly with regard to the chapter on Design.
- 2.3 Regulation 122 of the Community Infrastructure Levy Regulations 2010 is relevant to the unilateral undertaking to fund the provision of wheeled bins.

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" –
 - En18: "Protection for countryside features"
 - CS8: "water"
- 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 LP 2 – ‘Contributing to Infrastructure Delivery’
- Policy LP 6 – “Flood Risk and Water Management”
- Policy LP 9 – ‘Development in Key Service Centres’
- 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’:
- Policy LP 29 – ‘Trees, Woodland and Related Features’:

3.5 Huntingdonshire Design Guide SPD 2007 is also relevant.

3.6 Huntingdonshire Local Development Framework - Developer Contributions SPD 2011 is also relevant with regard to contributions to wheeled bins provision.

4. PLANNING HISTORY

None relevant to the application site, however the adjacent bungalow no. 14b was granted planning permission on appeal in the late 1980's ref. 8701511OUT and appeal ref. APP/H0520/A/88/91375.

5. CONSULTATIONS

- 5.1 Sawtry Parish Council – recommend refusal; for the following summarised reasons:
- * overdevelopment of land.
 - * adverse effect on street scene.
 - * close to the windows of no. 16 Manor Drive.
 - * would make manoeuvring within the cul-de-sac worse.

6. REPRESENTATIONS

Received a representation from the occupier of no. 14 Manor Drive, who objects to the application for the following summarised reasons:

- visual harm; the dwelling would stand forward of 14B by approx. 1 metre. It is suggested that the dwelling be sited further away from the highway.
- little outdoor living space.
- detrimental to the area having no garage or storage space, resulting in parking on the highway.
- access to second bedroom through the kitchen/diner.
- rainwater harvesting and permeable driveway/patio would prevent extra water flowing onto the highway.
- soakaways are known not to work due to clay soils.

7. ASSESSMENT OF ISSUES

7.1 The main issues to consider are:

- Principle of the development.
- Whether the design of the dwelling and its impact on the street scene are acceptable
- Impact on neighbouring occupiers,
- Parking and highway safety.

Principle:

7.2 Policy CS3 of the Huntingdonshire Core Strategy 2009 provides for the development of land within the built up area of a designated Key Service Centre for residential development. Sawtry is a Key Service Centre and the application land is clearly located within the built up area of Sawtry.

7.3 The weight to give to policy CS3 of the Huntingdonshire Core Strategy 2009 must be graded according to the degree of consistency with the National Planning Policy Framework as required by paragraph 215 of Annex 1 of the Framework. Policy CS3 is considered to be consistent with the overarching aim of the Framework to promote sustainable development and to meet the housing needs of the area. The application site would be in a sustainable location within the built-up area, with access to public transport and services. As such the principle of developing the land for housing is acceptable, subject to other material planning considerations.

Design and impact on the character and appearance of the locality:

7.4 Manor Drive comprises of a tightly spaced group of residential properties fronting the cul-de-sac, the majority of which are similar style semi-detached two storey chalet style dwellings that date back to the 1970's, Nos. 14 and 16 that are situated towards the end of the cul-de-sac are detached and no 14B is a bungalow that is thought to have been erected in the 1990's following the grant of planning permission on appeal in the 1980's). This bungalow provides a built edge at the end of the cul-de-sac those closes the view from the entrance to the cul-de-sac and it turns the building line through 90 degrees. The presence of this bungalow has resulted in the open nature of the application site appearing as a peculiar element in the street scene that need not be preserved in its current state.

7.5 The design of the proposed dwelling is well proportioned with a hierarchy of elements to its built form and it would relate satisfactorily to the surrounding dwellings in terms of scale and form, subject to appropriate external materials; namely buff brick walls and brown tile covered roof.

7.6 The siting of the proposed dwelling more or less on the building line established by no. 14B is satisfactory and it would strengthen the built edge of the cul-de-sac initiated firstly by no. 14B. Furthermore, its

proximity to the flanking dwellings would reinforce the tight spacing of dwellings around the cul-de-sac, which makes the cul-de-sac distinctive. Permitted development rights for boundary treatment or enclosures between the highway and façade would be removed to enable the Council to maintain the 'open plan' nature of the cul-de-sac. For these reasons the proposal would not cause unacceptable visual harm to the street scene.

- 7.7 The roof of the dwelling would be visible in views from Fen Lane to the south of the application site and above the 2m high boundary fence, but it would not cause unacceptable harm to the street scheme as in these views it would be intermingled amongst the surrounding properties.
- 7.8 For these reasons the proposal would comply with policies H32 and En25 of the Huntingdonshire Local Plan 1995, policy HL5 of the Local Plan Alteration 2002 and policy CS1 of the Core Strategy 2009. These policies are consistent with the emphasis in the National Planning Policy Framework on the importance of good design and the protection of local distinctiveness.

Impact on neighbouring occupiers:

- 7.9 The proposed dwelling would not have an unduly overbearing presence when seen from either of the flanking dwellings and nor would it cause overshadowing of those dwellings to the extent that the occupiers living conditions would be unacceptably harmed.
- 7.10 The positions of window openings in the walls of the proposed dwelling would not lead to unacceptable overlooking of the flanking dwellings due to the resulting viewing angles and reasonable standards of privacy would be preserved for occupants of neighbouring dwellings.
- 7.11 The windows in the façade of no. 16 would allow the neighbouring occupiers to overlook the proposed bungalow, but this would not lead to unacceptable living standards for future occupants of the dwelling because viewing angles would be oblique and not directly into the windows of the proposed dwelling and vice versa. Overlooking of the rear garden of the proposed dwelling from the upper floor windows of no. 16 would be screened by the roof of the proposed dwelling.
- 7.12 It is not considered that the domestic activities associated with the proposed dwelling, such as use of the garden and vehicle parking, would lead to unacceptable levels of noise and disturbance in the locality.
- 7.13 For these reasons the proposal would comply with policy H31 of the Huntingdonshire Local Plan 1995, which is broadly consistent with the core planning principle in the National Planning Policy Framework (paragraph 17) of securing a good standard of amenity for all existing and future occupants of land and buildings.

Highway safety and parking:

- 7.14 Two off-street parking spaces would be provided within the curtilage of the proposed development. Off-street parking for no. 16 would be

retained and vehicle turning space would be provided within the highway as is common to most other properties in the cul-de-sac.

- 7.15 It is noted that vehicles tend to be parked on the highway. While the proposed development is likely to result in increased parking on the cul-de-sac, such as visitor parking, there is no reason to conclude that this would be significantly detrimental to highway safety.
- 7.16 The proposal therefore accords with paragraph 32 of the National Planning Policy Framework as safe and suitable access to the development can be achieved.
- 7.17 A planning condition would be imposed to reflect the fact that permitted development rights would require a front driveway of the surface area proposed to be constructed to prevent surface water-run off onto the highway in the interests of managing flood risk.

Trees:

- 7.18 A tree is shown as being removed. This tree is not formally protected by a tree preservation order and it does not make a significantly valuable contribution to visual amenity. As such there is no objection to this tree being felled.

Other matters:

- 7.19 The development would meet its reasonable on-site infrastructure needs by contributing to the funding of wheeled bins for waste and recycling.
- 7.20 The objector's comment that little outdoor living space would be provided is noted, but in response Officers advise that there are no minimum space standards for gardens and the proposed garden is not unduly small relative to the proposed dwelling. A refusal could not reasonably be sustained for this reason.
- 7.21 The objector's suggestion that the dwelling be sited further away from the highway is noted, but the Local Planning Authority must consider the application that has been submitted and not an alternative. For the reasons given above, Officers have concluded that unacceptable visual harm would not be caused.
- 7.22 The objection on the grounds of parking is addressed by Officers earlier in this report.
- 7.23 The objection relating to drainage is noted. This is a matter for the Building Regulations. Officers are satisfied that a satisfactory means of drainage could be requisitioned by the developer. Officers advise that there is currently no policy requirement to insist upon rainwater harvesting and that surface water run-off from the driveway and onto the highway is capable of being controlled by condition as explained above

Conclusion:

- 7.24 Having regard to applicable national and local planning policies, and having taken all relevant material considerations into account, it is

considered that planning permission should be granted in this instance.

8. RECOMMENDATION - APPROVAL subject to condition to include the following

- Time limit.
- Development in accordance with the drawings.
- Materials.
- Erect approved boundary treatment prior to first occupation.
- Remove permitted development rights for boundary treatment or other means of enclosure between the facade of the dwelling and the highway.
- Provide within curtilage parking spaces prior to occupation and use for no other purpose thereafter.
- No discharge of surface water run-off onto the highway.

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 Gavin Sylvester Development Management Officer 01480 387070**

To: DevelopmentControl[DevelopmentControl@huntsdc.gov.uk];
Flag Status: 0x00000000
Subject: Comments on planning applications
From: Diane Davis - Sawtry Parish Council
Sent: Wed 10/15/2014 12:02:59 PM

Sawtry Parish Council have made the following recommendations:

1401576FUL – Land at 16 Manor Drive – erection of single storey dwelling -
Recommend refusal – as the size of the dwelling remains the same as the previous application it is considered as an overdevelopment of an already oversubscribed site. It would have an adverse effect on the street scene. The cul de sac location is already difficult for vehicles to manoeuvre, this development would make the situation worse. The property would be very close to the windows of the neighbouring property.

1401652FUL/1401652LBC – 3 Church Street – Raise chimney height - **Recommend approval** in order to allow the applicant to conform with current regulations.

Regards

Diane Davis

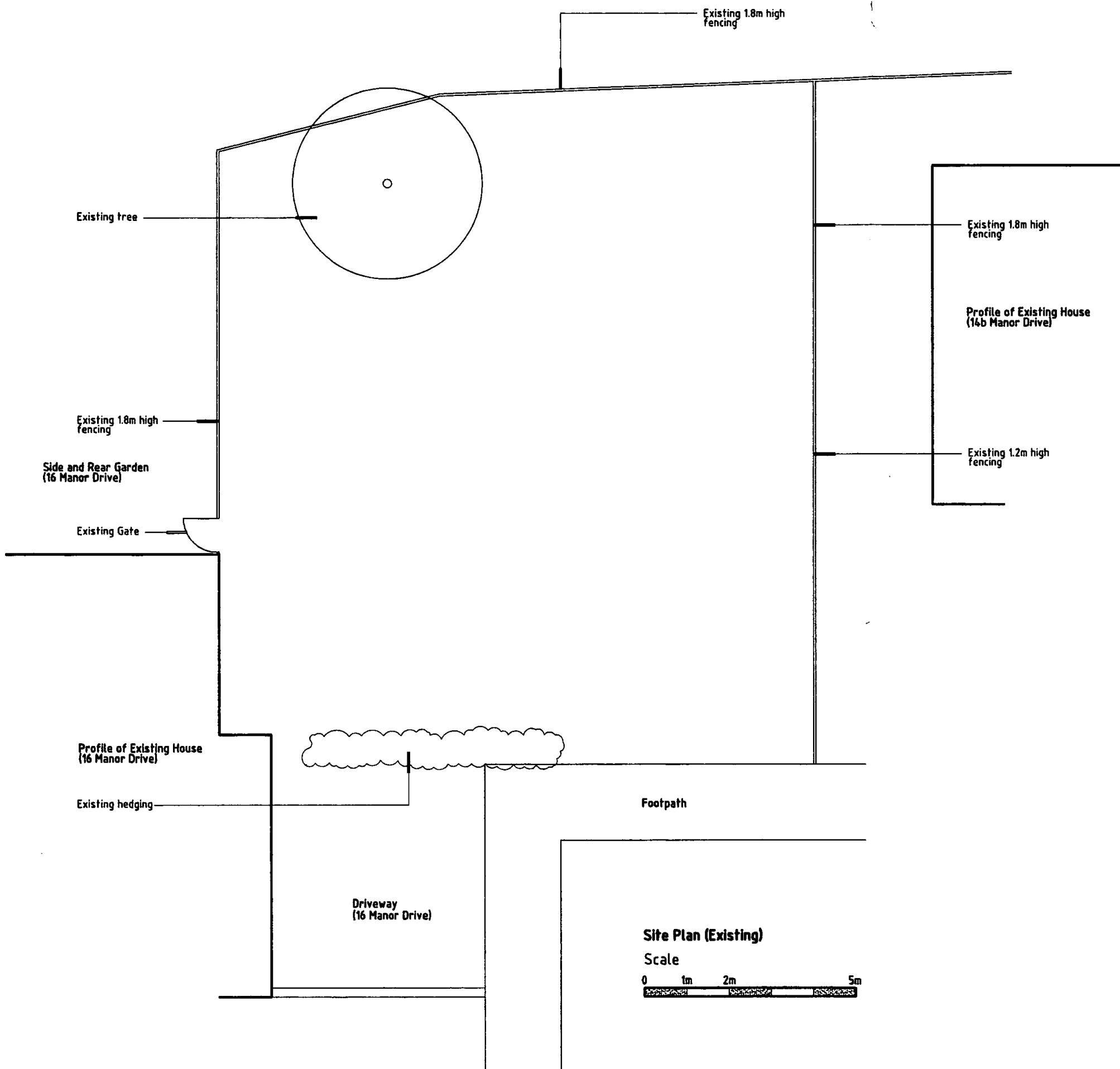
Clerk to Sawtry Parish Council

Tel: 01487 831771

Office Open: 9.00 – 1.00

Monday to Friday

- NOTES
1. Do not scale this drawing.
Only figured dimensions shall be used.
 2. All discrepancies to be referred to
the Architect before commencing.
 3. This drawing is copyright.



Site Plan (Existing)

Scale



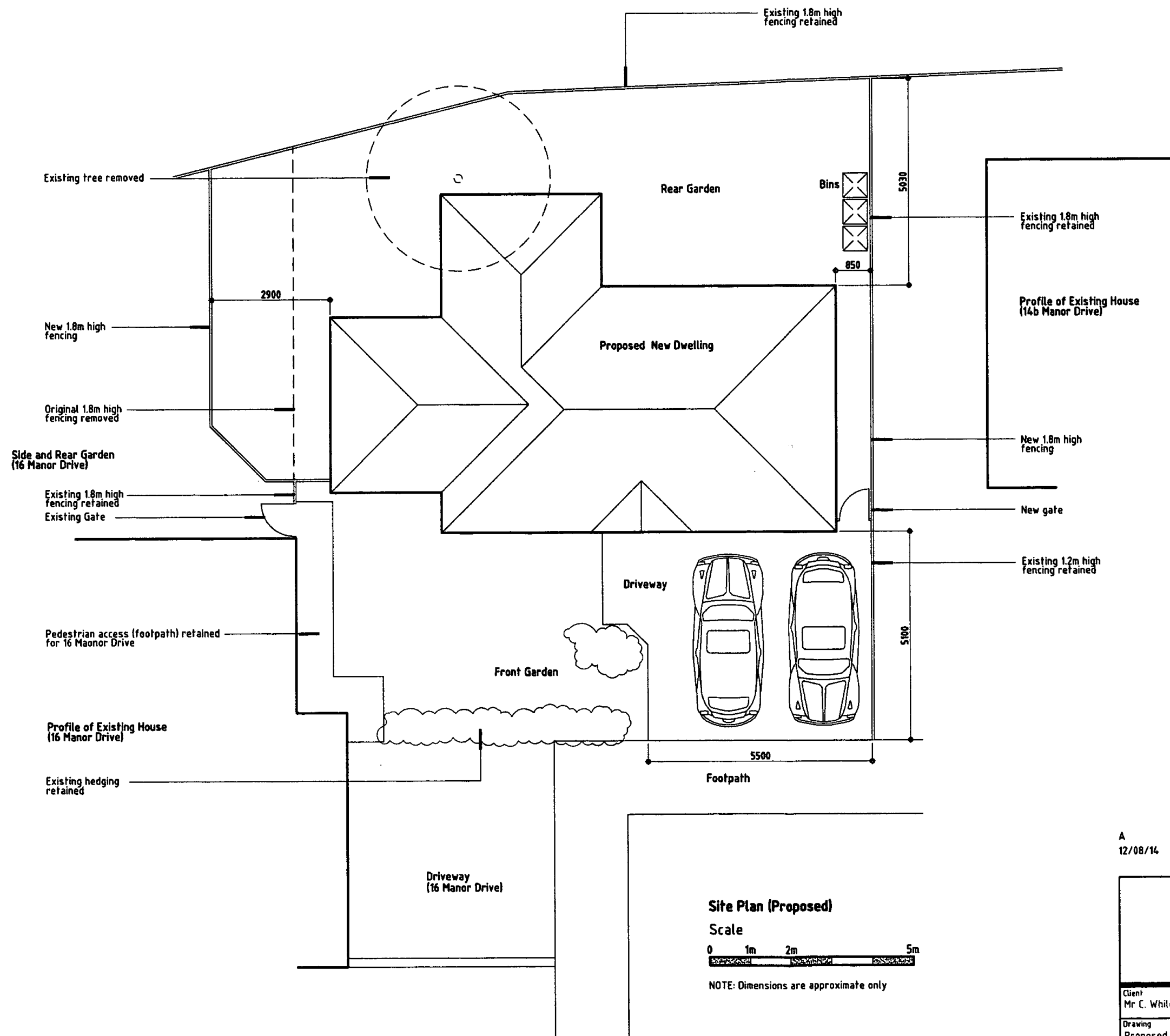
Scott | Whight
Architects and Development Consultants

46 Elm Crescent, Gilton, Cambs, PE6 7LE
Tel: 01733 253543
E-Mail: scottwhight@btinternet.com

Client Mr C. White		Project Proposed new dwelling on land adjacent to 16 Manor Drive Sawtry		
Drawing Existing Site Plan/Block Plan				
Date May 2014	Scale 1:100 @ A3	Project No. 272	Drawing No. 01	Revision -

NOTES

1. Do not scale this drawing. Only figured dimensions shall be used.
2. All discrepancies to be referred to the Architect before commencing.
3. This drawing is copyright.



A General re-design
12/08/14

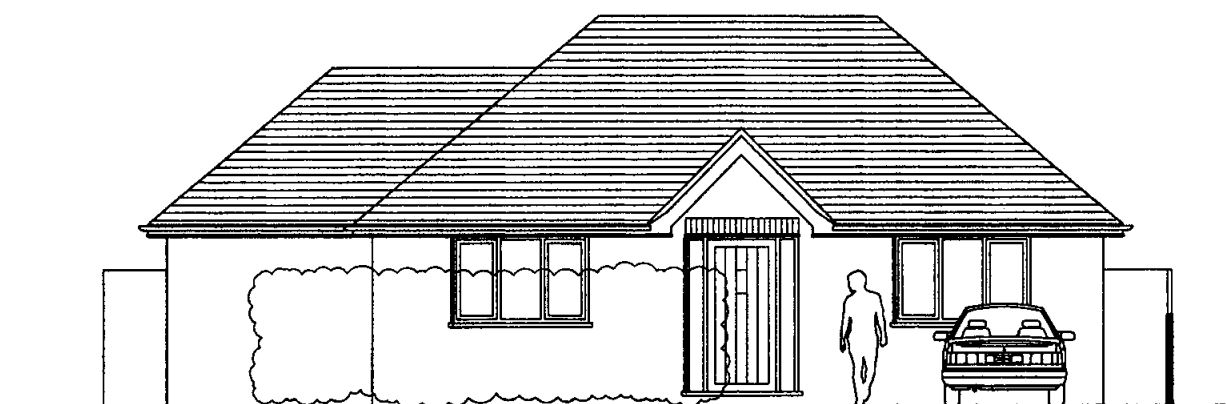
Scott | Whight

Architects and Development Consultants

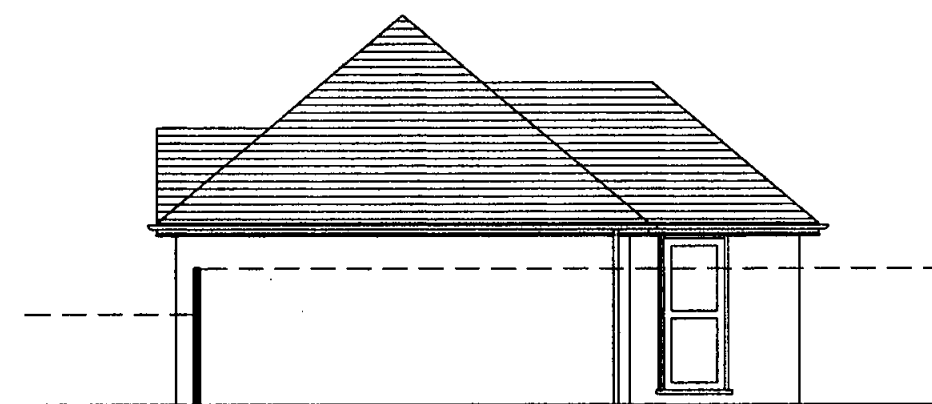
46 Elm Crescent, Glinton, Cambs, PE6 7LE
Tel: 01733 253543
E-Mail: scottwhight@btinternet.com

Client Mr C. White		Project Proposed new dwelling on land adjacent to 16 Manor Drive Sawtry		
Drawing Proposed Site Plan/Block Plan				
Date May 2014	Scale 1:100 @ A3	Project No. 272	Drawing No. 02	Revision A

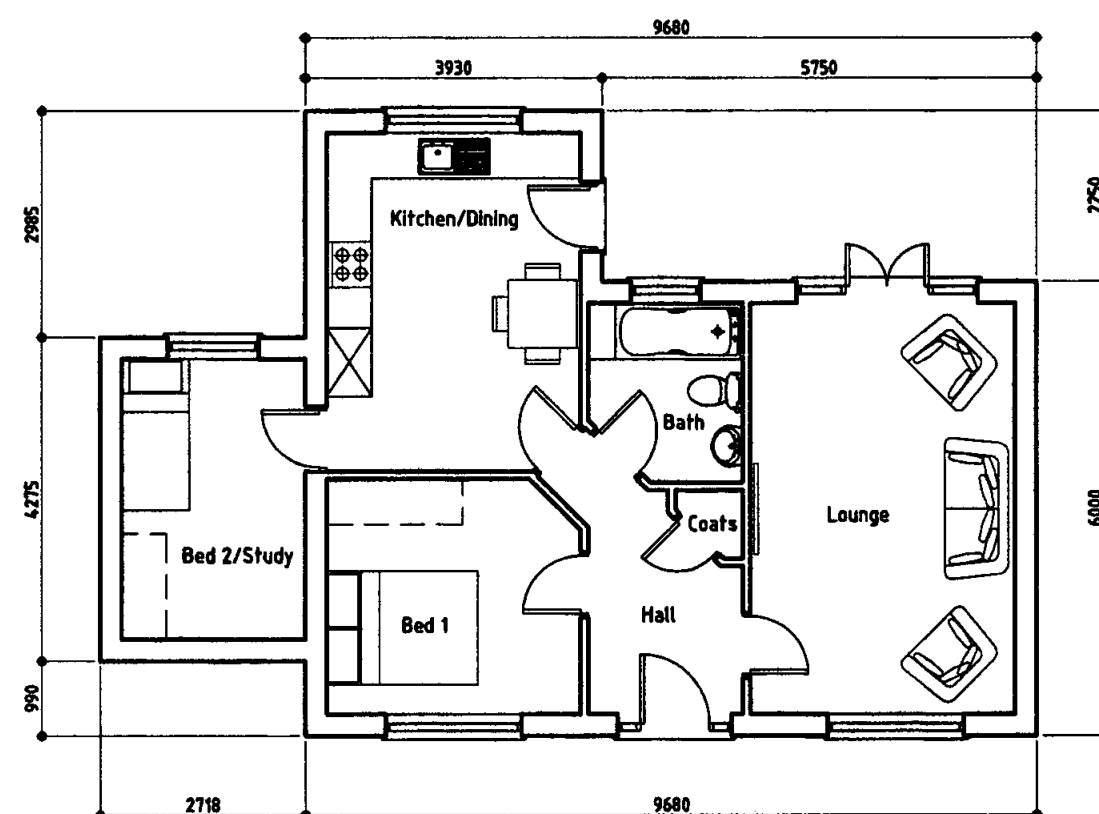
- NOTES**
1. Do not scale this drawing. Only figured dimensions shall be used.
 2. All discrepancies to be referred to the Architect before commencing.
 3. This drawing is copyright.



Front Elevation

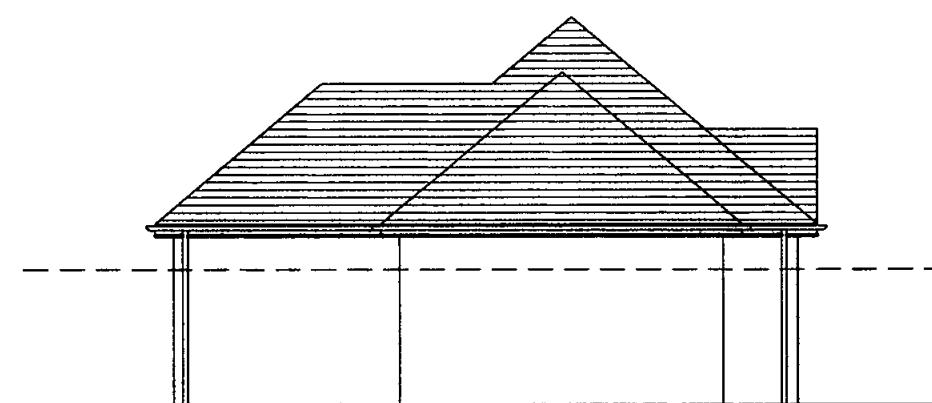


Side Elevation

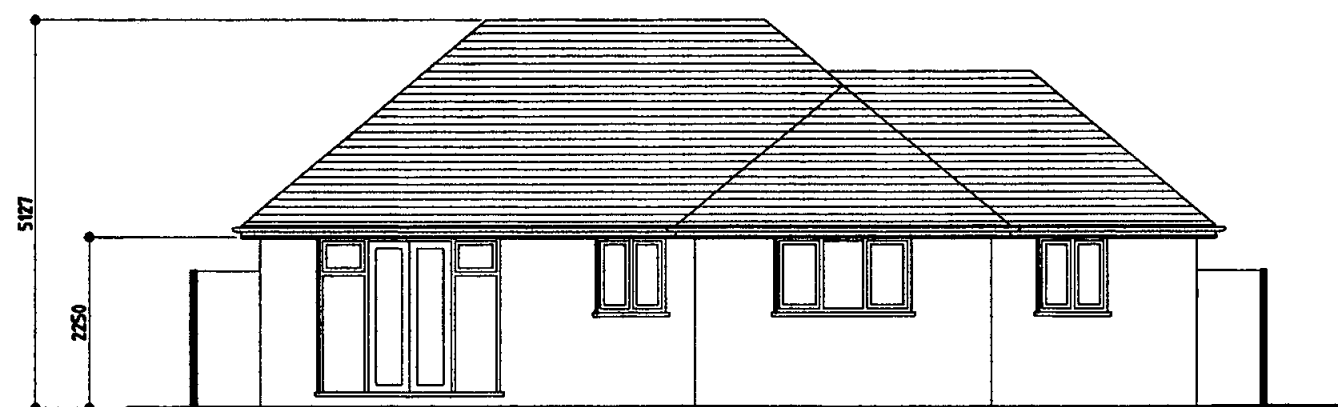


Ground Floor Plan

Scale



Side Elevation



Rear Elevation

- B General re-design
12/08/16
- A Dimensions added to ground floor plan
16/06/16

Scott | Whight
Architects and Development Consultants

46 Elm Crescent, Gilton, Cambs, PE6 7LE
Tel: 01733 253543
E-Mail: scottwhight@btinternet.com

Client Mr C. While		Project Proposed new dwelling on land adjacent to 16 Manor Drive Sawtry		
Drawing Proposed Ground Floor Plan & Elevations				
Date May 2014	Scale 1:100 @ A3	Project No. 272	Drawing No. 03	Revision B