
Case No: 15/02377/FUL (FULL PLANNING APPLICATION)

Proposal: THE PROPOSED DEVELOPMENT IS TO DIVIDE THE EXISTING DWELLING INTO TWO SEPARATE DWELLINGS CONSISTING OF A ONE BEDROOM APARTMENT AND A TWO BEDROOM APARTMENT. IT ALSO INCLUDES A FIRST FLOOR EXTENSION OVER AN EXISTING GROUND FLOOR EXTENSION.

Location: 210 GREAT NORTH ROAD EATON SOCON PE19 8ED

Applicant: LONGSHEN PROPERTIES LTD (FAO MRS T CURL)

Grid Ref: 516992 259164

Date of Registration: 20.01.2016

Parish: ST NEOTS

RECOMMENDATION - APPROVE

This application is referred to the Development Management Panel as St Neots Town Council's recommendation of refusal is contrary to the Officer's recommendation of approval.

1. DESCRIPTION

- 1.1 This application relates to 210 Great North Road, Eaton Socon. The application site lies within the Eaton Socon Conservation Area.
- 1.2 The proposal is for the conversion of the existing first floor flat into two separate residential units and the erection of a first floor extension.

2 NATIONAL GUIDANCE

- 2.2 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)
- EN5: Development within Conservation Areas
 - EN6: Conservation Areas: Design
 - EN9: Conservation Areas
 - EN25: General Design Criteria
 - H31: Residential Amenity and Privacy Standards
 - 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
 - LP8: Development in the Spatial Planning Areas
 - LP13: Quality of Design
 - LP15: Ensuring a High Standard of Amenity
 - LP17: Sustainable Travel
 - LP18: Parking Provision
 - LP24: Housing Mix
 - LP31: Heritage Assets and their Settings
- 3.5 St Neots Neighbourhood Plan
 - A3: High quality design
 - PT1: Sustainable transport
 - PT2: Vehicle parking
- 3.6 Supplementary Planning Documents:
 - Huntingdonshire Design Guide Supplementary Planning Document 2007

4. **PLANNING HISTORY**

15/02394/P3JPA - Prior Approval application for the change of use of ground floor from office to two residential apartments - Approved - 15.03.2016

15/01295/P3JPA - Prior Approval for the change of use of ground floor from office to residential - Approved - 11.09.2015

15/00649/P3PPA - Prior approval in respect of use of existing commercial building (B8) as dwelling (C3) - Approved - 19.06.2015

Summary:

- 4.1 The application site has been the subject of a number of recent applications for the change of use through the provisions of the GPDO 2015 (as amended).

Prior to 2015, the site comprised:

- First floor: Residential flat
- Ground floor: Office
- Storage outbuilding

Currently, the site has permission for:

- First floor: Residential flat (the subject of this application)

- Ground floor: 1x one bedroom unit with one parking space and 1x two bedroom unit with one parking space
- Conversion of storage building to 1x one bedroom unit with one parking space

5. CONSULTATIONS

- 5.1 St Neots Town Council - "Recommend refusal. Rejection reasons are [in]adequacy of parking/loading/turning and a suggestion that the proposal will result in unacceptable traffic generation".

A revised site layout was provided by the applicant on 18.03.2016. The revised layout shows only one parking space (for the two-bedroom flat) and not two parking spaces as per the original site plan. It must be noted that the Town Council was not re-consulted on the amended plan.

6. REPRESENTATIONS

- 6.1 No third party representations have been received in response to the proposal.

7. ASSESSMENT

- 7.1 The main issues to consider are:
- The principle of development;
 - The design of the proposal in relation to the existing building and street scene and the character/appearance of the area as a whole;
 - The impact on the amenity of neighbours; 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. Policy CS3 (The Settlement Hierarchy) of the Core Strategy identifies St Neots as a 'Market Town' in which development schemes of all scales may be appropriate within the built up area. Policy LP8 of the Draft Huntingdonshire Local Plan to 2036 defines St Neots as a Spatial Planning Area (SPA), within which residential development will be supported where it is appropriately located within the built up area.
- 7.3 The site is considered to lie within the built up area of St Neots and both national and local plan policies offer support for the principle of intensification, subject to further consideration being given to design, impact on residential amenity, and highways safety/parking..

The design of the proposal in relation to the existing building and street scene and the character/appearance of the area as a whole:

- 7.4 210 Great North Road is located on the east side of the B1428 and is set back approximately 3.5m from the highway. Dwellings lie adjacent

to the application site to the north (St Marys Court), east (1 The Crescent) and south (208 Great North Road). The layout of the existing built form along this section of the B1428 does not follow a uniform arrangement and the scale, form and finishing materials of the buildings vary, resulting in a street scene with an unstructured rhythm.

- 7.5 The proposed first floor extension to the rear of the building is considered to be subservient in scale and will be largely screened from views from the street scene to the west by the existing building. The proposal will entail alterations to the existing fenestration on the front (west) and rear (east) elevations, resulting in additional windows, however this is not considered to interrupt the interpretation of the wider street scene. Whilst the additional bulk of the proposed extension will be visible from the east and southwest, the design is considered to reflect the character of the existing building and construction/finishing materials can be secured by way of condition. With the addition a condition ensuring the materials to be used, the proposed development is considered to be acceptable.

The impact on the amenity of neighbours:

- 7.6 The proposed first floor extension to the rear of the building is not considered to create a detrimental impact upon the amenity of the occupiers of neighbouring property by way of being overbearing, or in terms of overshadowing/a loss of light due to scale, positioning and the separation distance from the other residential units.
- 7.7 Whilst the proposed fenestration on the rear elevation will face onto the residential unit approved under 15/00649/P3PPA, the development is not considered to create an unacceptable detrimental impact in terms of overlooking/a loss of privacy when the existing situation of mutual overlooking is taken into account. The proposed development is considered to be acceptable in this regard.
- 7.8 It is noted that the conversion of the existing dwelling into two properties will create additional vehicular and pedestrian movements to and from the unit, however it is considered that the increase would be relatively minor and would not result in a significant adverse impact on the residential amenity of surrounding occupiers.

The impact upon highway safety/parking:

- 7.9 The originally submitted drawings showed two car parking spaces being provided for the two proposed flats. However, the layout was deemed to be unacceptable by the HDC Transportation team, as the second parking space would have impeded vehicular movement and would have resulted in users reversing onto/off the highway.
- 7.10 To address this highway safety concern, a revised site layout was provided by the applicant on 18.03.2016. The revised layout shows only one parking space (for the two-bedroom flat) and not two parking spaces as per the original site plan. HDC Transportation team is satisfied that the revised site layout, with the removal of the second parking space, will allow vehicles to enter and leave the site in a forward gear. With the addition of a suitably worded condition to ensure that vehicles are not parked in the area to the immediate west

of the marked parking bay, the revised design has addressed the highway safety aspect of the proposal.

- 7.11 It is acknowledged that should the application be approved, there would be a total of five flats and four parking spaces within the wider site of 210 Great North Road, when the former storage building at the far east of the site is accounted for. The site is located in a sustainable location, and approximately 1.2 miles from St Neots Town Centre. There are no double yellow line restrictions in close proximity to the application site, and on street parking opportunities are available to the east and west (of the site) and within reasonable walking distance of the application site. As such, it would be reasonable to suggest that the future occupier(s) of one of the flats (if they choose the own/use a car) will be able to park on street within a reasonable walking distance from the site. In addition to the above, the overall ratio of flats to car parking spaces in this instance is considered to be acceptable and would not result in significant additional reliance on on-street car parking to such an extent that it would result in highways safety issues or on street parking saturation.
- 7.12 In light of all the above, the revised site layout and level of parking provision is, on balance, considered to be acceptable, particularly given the sustainable nature of the location, proximity of public transport links and local services.

Other matters:

- 7.13 The applicant has yet to submit a completed 'Unilateral Undertaking (Wheeled bin contribution)'. Once submitted, this would comply with the requirements of the Council's Planning Obligations Supplementary Planning Document 2011. An update regarding receipt of the document will be provided on the Friday letter.

Conclusion:

- 7.14 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 the receipt of a Unilateral Undertaken to secure wheeled bin provision, recommend approval subject to conditions to include:

- Time limit
- In accordance with plans
- Materials
- Parking space to be laid out before first occupation of dwelling and retained in perpetuity and details of how parking will be prevented on the access road to be submitted

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 Assistant Development Management Officer 01480 388389**

**St Neots Town Council
Planning Committee**

Schedule of Plans - 4th February 2016

PLAN NO.	RECEIVED	REFERENCE	DEVELOPMENT DESCRIPTION	LOCATION	APPLICANT	RESPONSE DUE	PROPOSER/2ND	SNTC DECISION	NOTES
1	19/01/2016	16/00013/HHFUL	Proposed single storey extension to the side and flue for wood burner to front. (Received amended plans 25/01/16. Both will be available to view)	14, Codrington Court, Eaton Socon, St Neots, PE19 8TE	Miss S Cardorka	12/02/2016	Cllr J Dunford Cllr B Hodges	Approved	No issues
2	21/01/2016	16/00051/FUL	Installation of new kitchen extract ductwork (Retrospective).	Unit 2, The Rowley Arts Centre, Huntingdon Street, St Neots, PE19 1BY (Frankie & Benny's Restaurant)	Mr J Tripp, The Restaurant Group Ltd	09/02/2016	Cllr C Maslen Cllr Mrs D Collins	Approved	Retrospective, no issues
3	21/01/2016	16/00046/HHFUL	Proposed single storey extension to the rear.	9, The Paddock, Eaton Ford, St Neots, PE19 7SA	Mr H Williams	09/02/2016	Cllr C Maslen Cllr Mrs L Ruck	Approved	Not overlooking neighbours and within permitted development
4	21/01/2016	16/00067/HHFUL	Proposed single storey garage.	15, Beech Grove, St Neots, PE19 1HE	Mr W George	09/02/2016	Cllr Mrs D Collins Cllr Mrs J Smith	Approved	No issues
5	21/01/2016	16/00041/HHFUL	Proposed two storey rear extension.	2, Harlech Court, Eynesbury, St Neots, PE19 2RY	Mr T Wilson	09/02/2016	Cllr Mrs L Ruck Cllr C Maslen	Approved	Not overlooking neighbours
6	21/01/2016	16/00035/FUL	Proposed windows and doors replacement scheme.	Tavistock Court, Russell Street, St Neots, PE19 1BE	Mr G Taylor	05/02/2016	Cllr Mrs L Ruck Cllr Mrs J Smith	Approved	No issues
7	25/01/2016	15/02258/FUL	Rear single storey extension to create 1 additional bedroom to be used for HMO purposes. Consent already granted for 5 bedrooms as HMO (HMO means Home of Multiple Occupancy).	1. Princes Drive, St Neots, PE19 1SG	Mr R Balls	09/02/2016	Cllr Mrs J Smith Cllr Mrs D Collins	Approved	Plenty of parking available
8	25/01/2016	16/00020/HHFUL	Remove existing rear conservatory and replace with flat roofed dining extension.	42, Honeydon Avenue, Eaton Socon, St Neots, PE19 8PJ	Mr G Shipley	11/02/2016	Cllr Mrs J Smith Cllr C Maslen	Approved	No issues
9	25/01/2016	16/00092/LBC	New Pub sign.	The White Horse, 103, Great North Road, Eaton Socon, St Neots. PE19 8EL	Enterprise Inns plc	12/02/2016	Cllr K Wainwright Cllr J Dunford	Approved	No issues
10	26/01/2016	15/02377/FUL	The proposed development is to divide the existing dwelling into two separate dwellings consisting of a one bedroom apartment and a two bedroom apartment. It also includes a first floor extension over an existing ground floor extension.	210 Great North Road, Eaton Socon, St Neots. PE19 8ED	Mrs T Curl	11/02/2016	Cllr J Dunford Cllr Mrs J Smith	Rejected	Rejection reasons are Adequacy of parking/loading/turning and Traffic generation

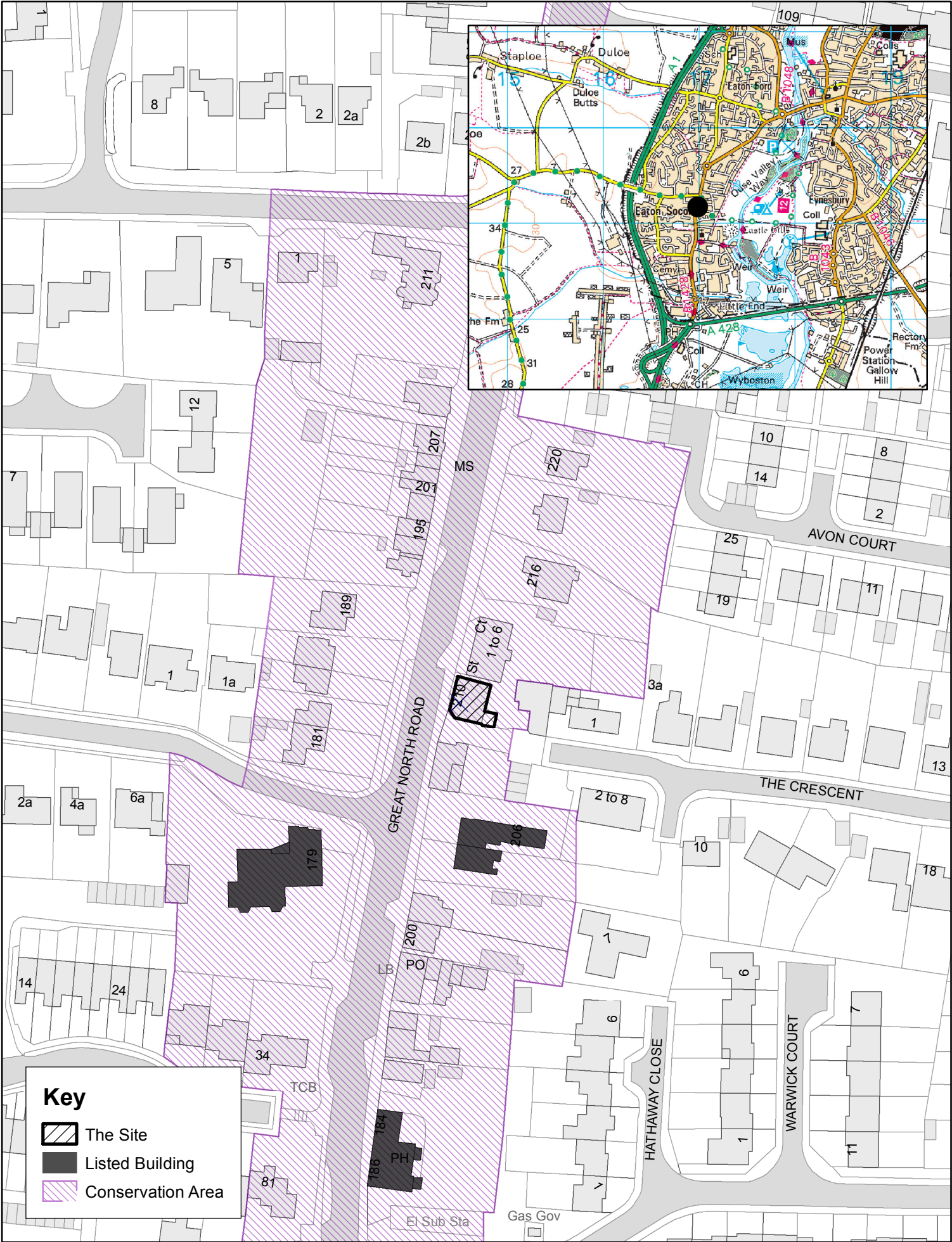
Development Management Panel



Scale =1:1,250
Date Created: 24/03/2016

Application Ref:15/02377/FUL
Location: St Neots

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Ordnance Survey HDC 10002322



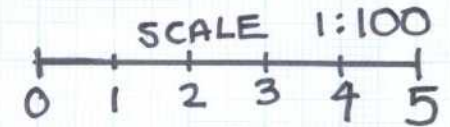
REVISED - CAR PARKING PLAN

210 GREAT NORTH ROAD

REF: 15/02377/FUL



AREA FOR
TURNING



(MARKED)
ONE PARKING
SPACE FOR
FIRST FLOOR
2 BED
FLAT

PRIVATE ROAD
OWNED BY
210 GREAT
NORTH RD

RESIDENTIAL
PROPERTY



GREAT NORTH ROAD

FOOTPATH

EXISTING ACCESS TO
PRIVATE ROAD
FROM GREAT NORTH
ROAD

(PAGE 1)

ELEVATION
PLAN FOR 210 GREAT NORTH ROAD

(FIRST FLOOR)



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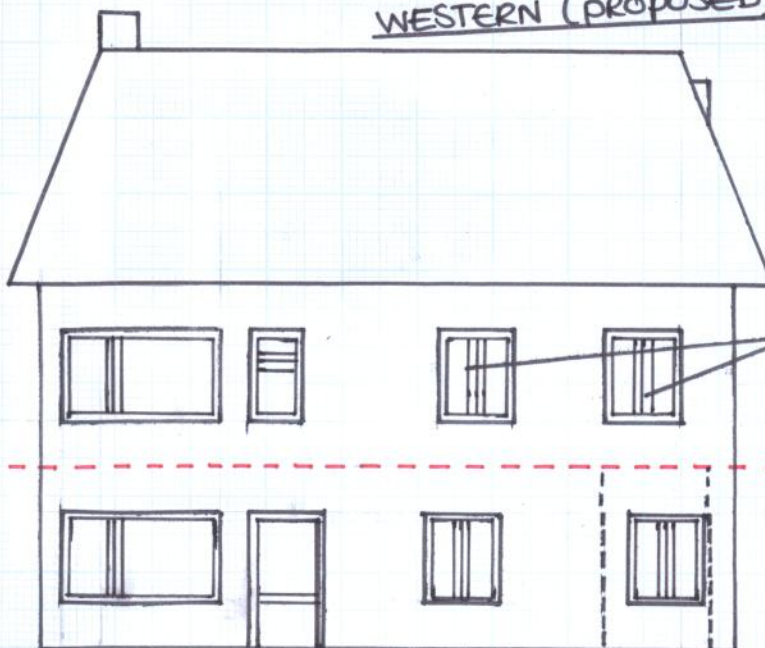
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WESTERN EXISTING

EXISTING WINDOW TO
REMAIN

LARGE WINDOW TO BE
REPLACED WITH
TWO 1000 mm (W)
X 1200 (H)

WESTERN (PROPOSED)



TWO 1000 mm (W) X 1200 mm (H)
TO REPLACE EXISTING WINDOW

NOTE: CHANGES TO GROUND FLOOR HAVE BEEN
APPLIED FOR IN A SEPERATE APPLICATION
REF: 15/02394/P3JPA

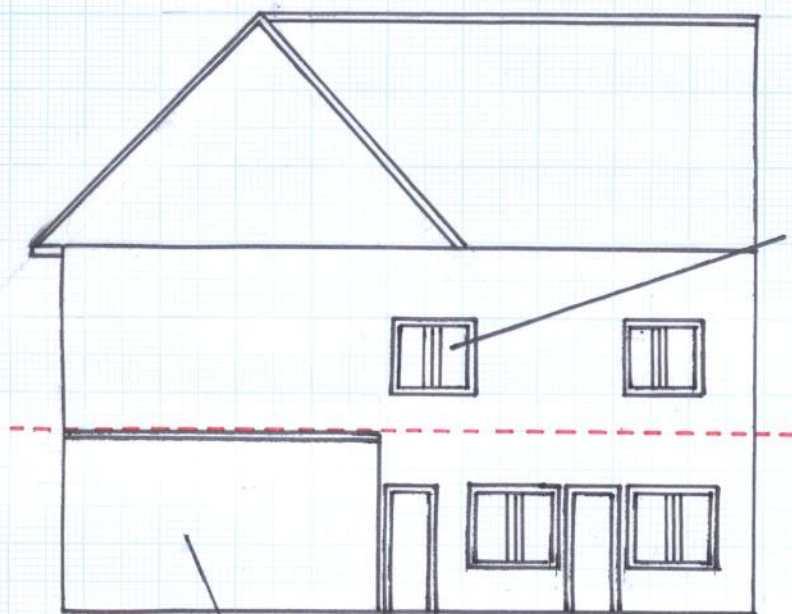
NOTE: ALL WINDOWS TO BE WHITE PVC TO MATCH EXISTING

(PAGE 2)

ELEVATION
PLAN FOR 210 GREAT NORTH ROAD

(FIRST FLOOR)

EASTERN (EXISTING)



EXISTING WINDOW TO BE REPLACED
WITH TWO 700mm (w) x 900mm (h)
WINDOWS FOR BATHROOMS



SCALE 1:100
0 1 2 3 4 5

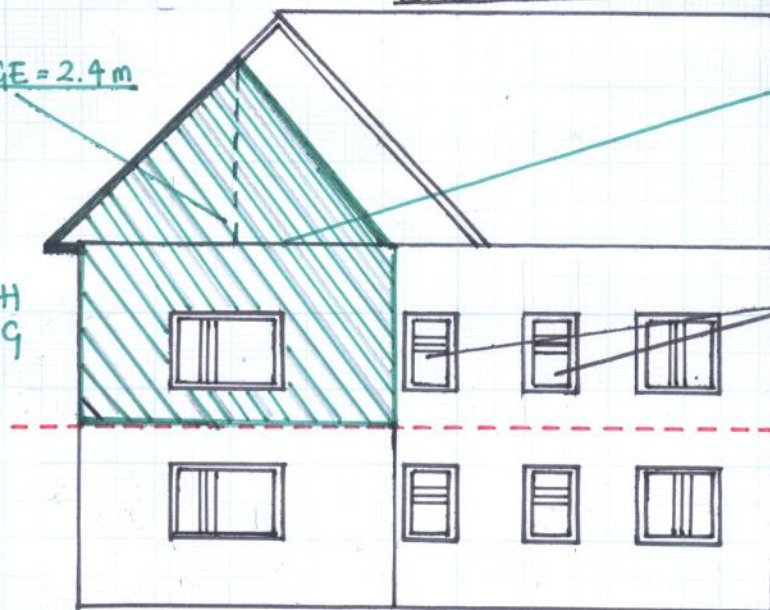
EXISTING GROUND FLOOR
EXTENSION
WITH MINERAL FELT FLAT ROOF

EASTERN (PROPOSED)

TRUSS ROOF
(TILES TO
MATCH EXISTING)

RIDGE = 2.4m

EXTENSION TO BE
FIBROBLOCK
WITH RENDER FINISH
TO MATCH EXISTING



EAVES TO MATCH
EXISTING

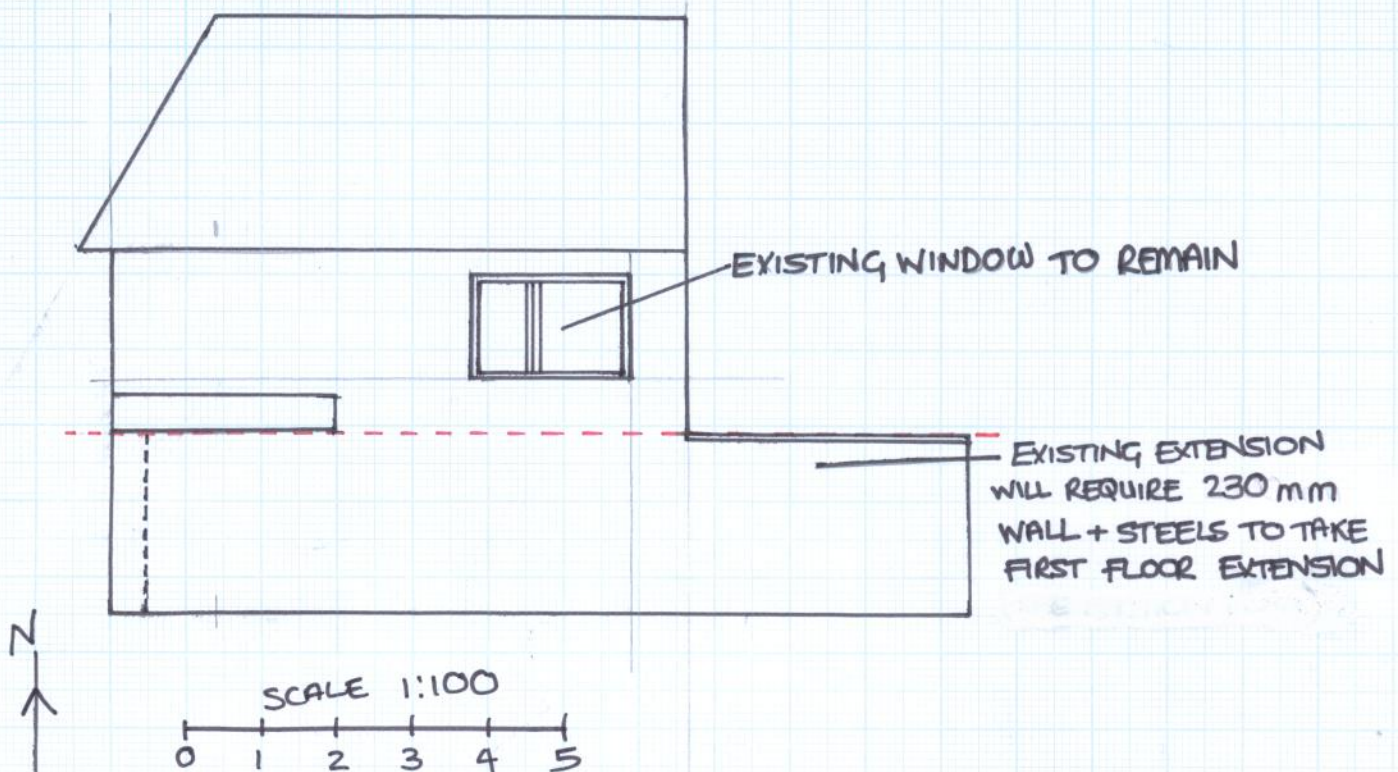
TWO x 700mm (w) x
900mm (h)
WINDOWS TO REPLACE
EXISTING WINDOW

NOTE: ALL WINDOWS TO BE REPLACED WITH WHITE PVC
TO MATCH EXISTING.

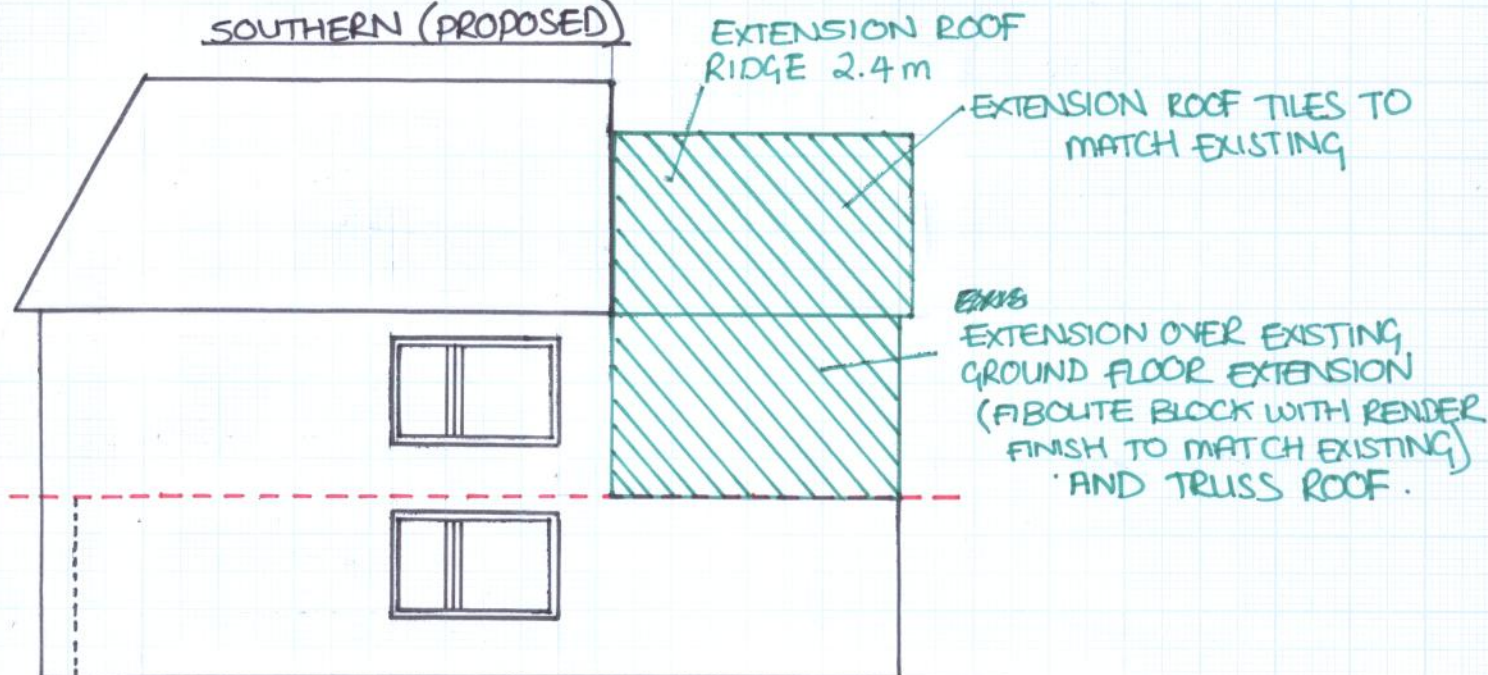
NOTE: CHANGES TO GROUND FLOOR HAVE BEEN APPLIED
FOR IN A SEPERATE APPLICATION
REF: 15/02394/P3JPA

(PAGE 3) ELEVATION
EXTENSION FOR 210 GREAT NORTH ROAD
FIRST FLOOR

SOUTHERN (EXISTING)



SOUTHERN (PROPOSED)



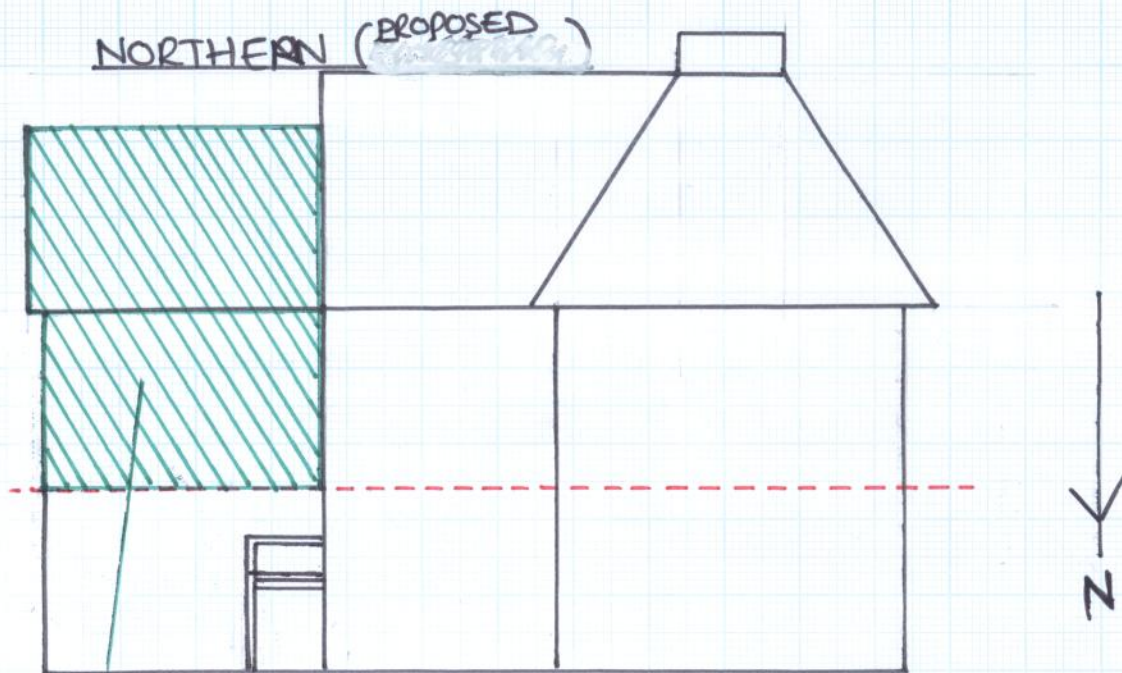
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NOTE: CHANGES TO GROUND FLOOR HAVE BEEN APPLIED FOR IN A SEPERATE APPLICATION-REF: 15/02394/P3JPA

(PAGE 4)

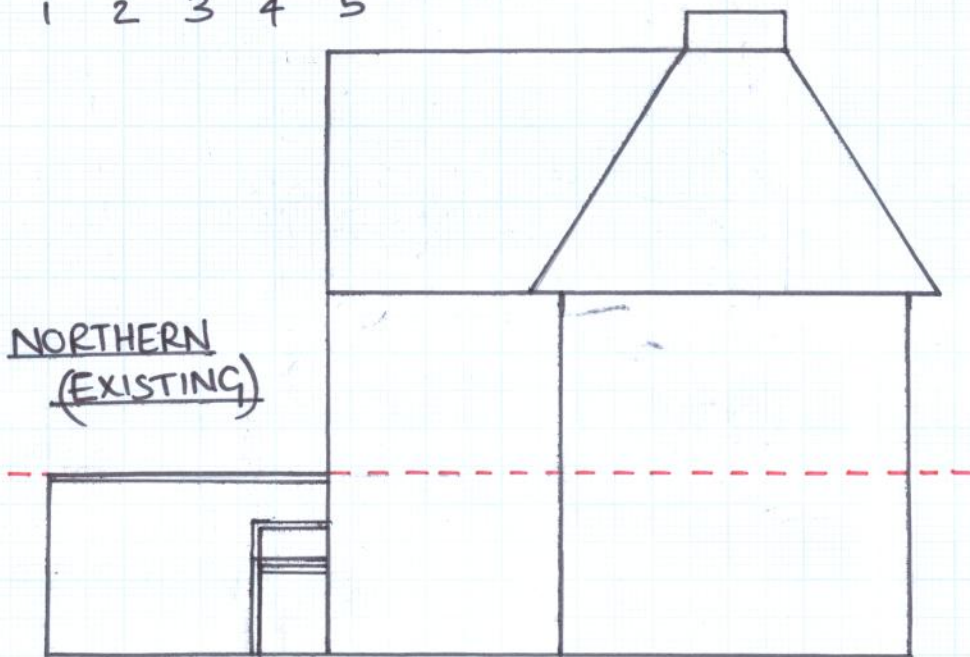
ELEVATION
EXCAVATION PLAN FOR 210 GREAT NORTH ROAD

(FIRST FLOOR)



PROPOSED FIRST FLOOR EXTENSION
OVER GROUND FLOOR EXISTING
EXTENSION WITH TRUSS ROOF

SCALE 1:100
0 1 2 3 4 5



NOTE: ALL WINDOWS TO BE REPLACED WITH WHITE PVC TO
MATCH EXISTING.

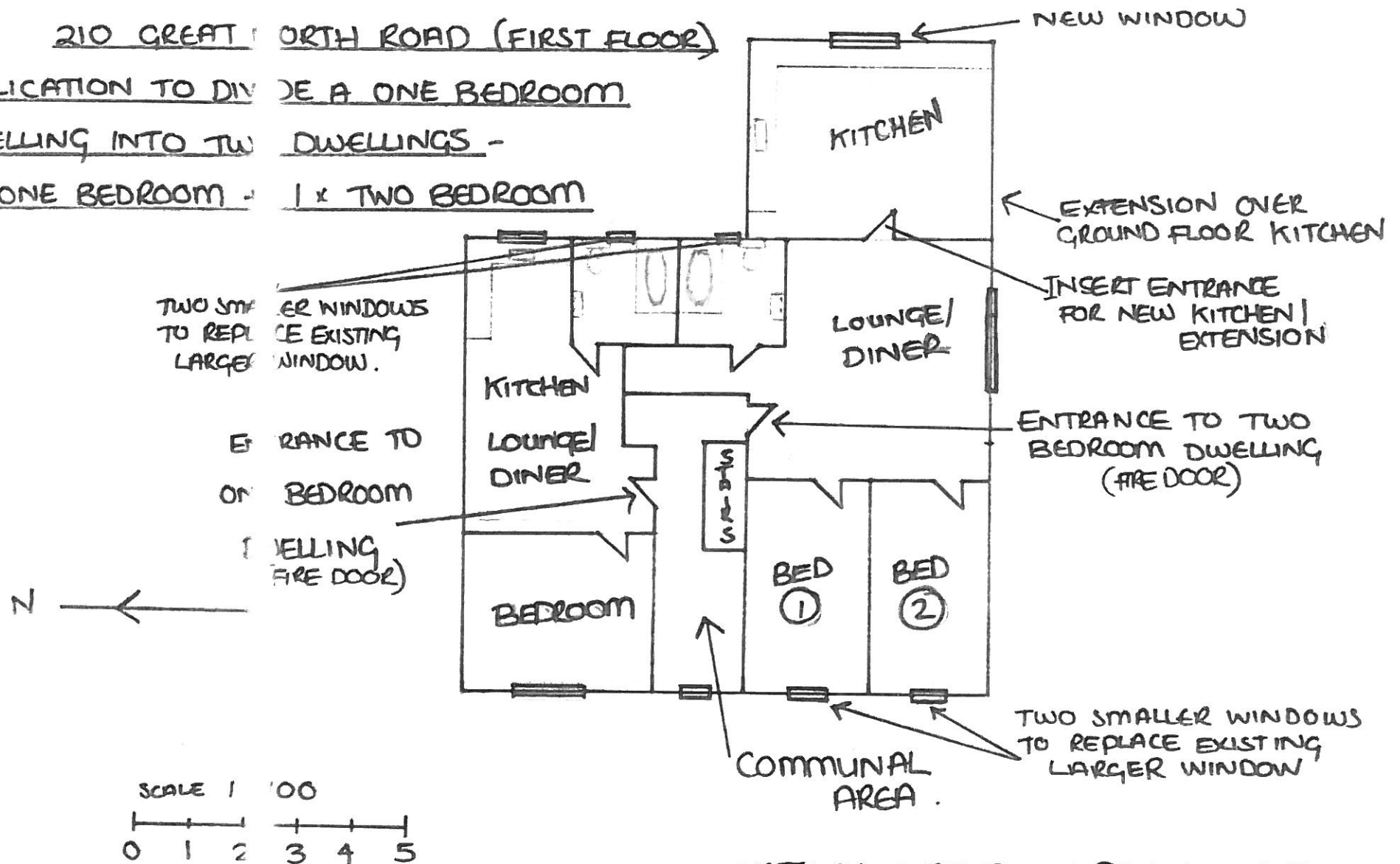
NOTE: GROUND FLOOR CHANGES HAVE BEEN APPLIED FOR
IN A SEPERATE APPLICATION- REF: 15/02394 / PJTPA

210 GREAT NORTH ROAD (FIRST FLOOR)

APPLICATION TO DIVIDE A ONE BEDROOM

DWELLING INTO TWO DWELLINGS -

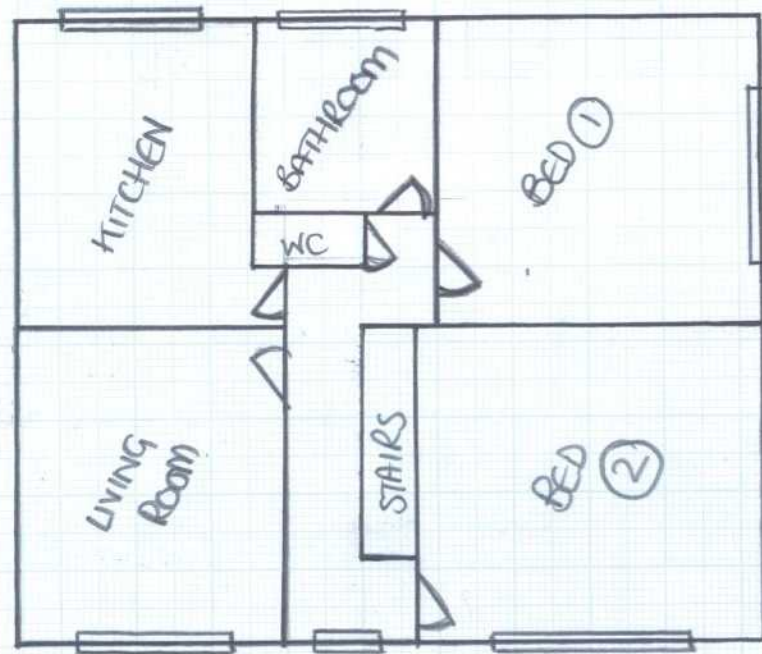
1 x ONE BEDROOM - 1 x TWO BEDROOM



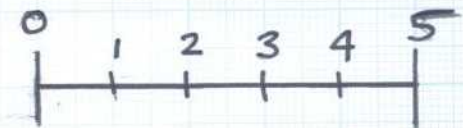
NOTE: ALL WINDOWS WILL BE WHITE PVC TO MATCH EXISTING

210 GREAT NORTH ROAD (FIRST FLOOR)

EXISTING FLOOR PLAN



SCALE 1:100



METERS

WINDOWS ARE NOT
TO SCALE