

Case No: 15/02258/FUL (FULL PLANNING APPLICATION)

Proposal: REAR SINGLE STOREY EXTENSION TO CREATE 1NO. ADDITIONAL BEDROOM TO BE USED FOR HOME OF MULTIPLE OCCUPANCY (HMO) PURPOSES. CONSENT ALREADY GRANTED FOR 5 BEDROOMS AS HMO.

Location: 1 PRINCES DRIVE ST NEOTS PE19 1SG

Applicant: MR RICHARD BALLS

Grid Ref: 519049 260544

Date of Registration: 15.01.2016

Parish: ST NEOTS

RECOMMENDATION - REFUSE

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

1. DESCRIPTION OF SITE AND APPLICATION

- 1.1 This application relates to the site of a two storey, semi-detached dwellinghouse of brick and tile construction in an established residential area of St Neots.
- 1.2 The proposal is for the erection of a single storey extension to the rear of the existing dwelling.

2. NATIONAL GUIDANCE

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

For full details visit the government website

<https://www.gov.uk/government/organisations/department-for-communities-and-local-government>

3. PLANNING POLICIES

- 3.1 Saved policies from the Huntingdonshire Local Plan (1995)
- EN25: General Design Criteria
 - H34: Extension to dwellings
- 3.2 Saved policies from the Huntingdonshire Local Plan Alterations (2002)
- No relevant policies.
- 3.3 Adopted Huntingdonshire Local Development Framework Core Strategy (2009)

- CS1: Sustainable development in Huntingdonshire
- 3.4 Draft Huntingdonshire Local Plan to 2036: Stage 3 (2013)
 - LP1: Strategy and Principles for Development
 - LP13: Quality of Design
 - LP15: Ensuring a high standard of Amenity
 - 3.5 St Neots Neighbourhood Plan:
 - Policy A3: High quality design
 - 3.6 Supplementary Planning Documents:
 - Huntingdonshire Design Guide Supplementary Planning Document 2007
 - 3.7 Due regard is also given to the provisions of Class A of the 2015 General Permitted Development Order (as amended).

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

4. PLANNING HISTORY

15/01379/CLPD - Alteration of existing 4 bedroom house to form 5 bedroom HMO, including conversion of existing garage to form habitable room - Consent - 22.10.2015

5. CONSULTATIONS

- 5.1 **St Neots Town Council:** "Approved - Plenty of parking available".

6. REPRESENTATIONS

- 6.1 None.

7. ASSESSMENT

- 7.1 The main issues for consideration are:
 - The impact on the amenity of neighbours; and
 - The design of the proposal in relation to the existing dwelling and street scene.

The impact on the amenity of neighbours:

- 7.2 Due to the orientation and layout of the existing built form along this section of Princes Drive, coupled with the single storey scale design of the proposed extension, on balance it is considered that the proposed development would not create an unacceptable impact in terms of overshadowing/loss of light, or by way of being overbearing. Similarly, the ground floor positioning and orientation of the fenestration upon the proposed extension is not considered to create a detrimental impact in terms of overlooking/a loss of privacy.
- 7.3 Whilst the physical form of the proposed development is considered to be acceptable in terms of potential impacts upon neighbour

amenity, significant concerns are raised with regard to the overall design of the proposed addition.

The design of the proposal in relation to the existing dwelling and street scene:

- 7.4 The existing dwelling measures approx. 10.65m by 8.6m. The proposed development would entail the erection of a flat roofed extension to the rear, measuring approx. 13.8m (at its longest point) by 5.09m. Due regard is given to the provisions of Class A of the 2015 GPDO (as amended) in terms of a fall-back position for a single storey rear extension, however whilst the height of the proposed extension would appear to be acceptable, the proposed extension exceeds permitted dimensions for both length and width.
- 7.5 Incorporating a flat roof allows the overall height of the proposed extension to be less than the height expected from a pitched structure, but the aesthetic merit of the design is limited. The scale of the proposed addition and its positioning deep into the rear amenity space is considered to reinforce the incongruity of the development.
- 7.6 It is noted that views of the proposed development from the street scene to the south will be limited, given the positioning of the extension in relation to the existing dwelling and the screening qualities of the existing boundary treatments. However, glimpsed views are considered to be achievable from both the thoroughfare to the north of the application site and to the east, such would be the impact of an addition of the scale proposed.
- 7.7 The addition of another bedroom to the dwelling would increase the total number of bedrooms to six. However the floor plan suggests that the proposed extension would not only create space for an additional bedroom, but also a kitchen/dining area and a bathroom. The creation of a single storey addition which has the facilities expected of a self-contained flat adds to the sense of overdevelopment inherent within the proposal.
- 7.8 The proposed development is considered to directly conflict with the recommendations of the Huntingdonshire Design Guide (2007) as the design fails to respect both the proportions and overall character of the existing dwelling. The scale and form of the extension are such that the proposed development is considered to represent a contrived addition to the setting of the application site and would sit uncomfortably in relation to the existing dwelling.

Conclusion:

- 7.9 Having regard for applicable national and local policies and having taken all relevant material considerations into account, it is therefore considered that planning permission should be refused in this instance for the reason explained above and outlined below.

8. RECOMMENDATION – REFUSE for the following reasons:

1. The proposed extension, by virtue of its excessive depth, footprint and flat roof design, would represent an awkward, contrived addition, which would fail to respect the scale, character and traditional proportions of the host dwelling. Furthermore, the excessive built form intruding into the rear garden would result in an overdevelopment of the site, with a significant reduction in outdoor amenity space for the intended six residents. The proposal is therefore contrary to paragraphs 56, 57, 59 and 60 of the National Planning Policy Framework; policy En25 of the Huntingdonshire Local Plan (1995); policy CS1 of the Adopted Core Strategy (2009); policy LP13 of the Draft Huntingdonshire Local Plan to 2036 (2013), Policy A3 of the St Neots Neighbourhood Plan and the recommendations of the Huntingdonshire Design Guide (2007).

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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

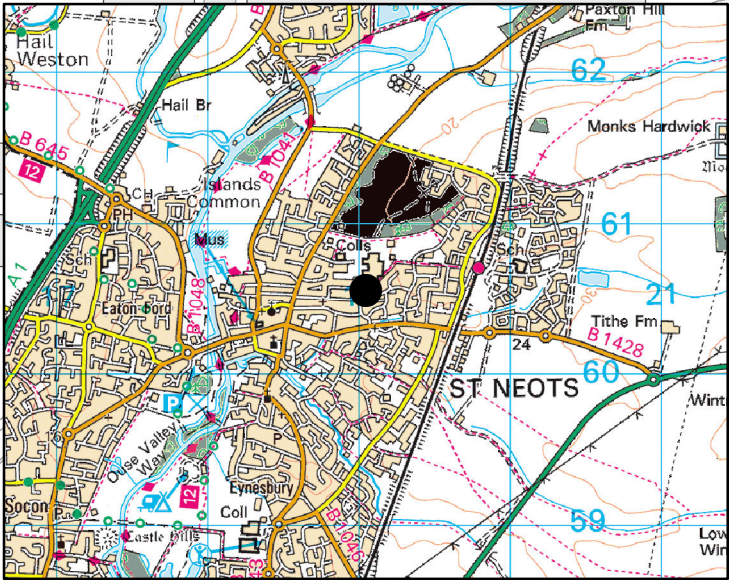
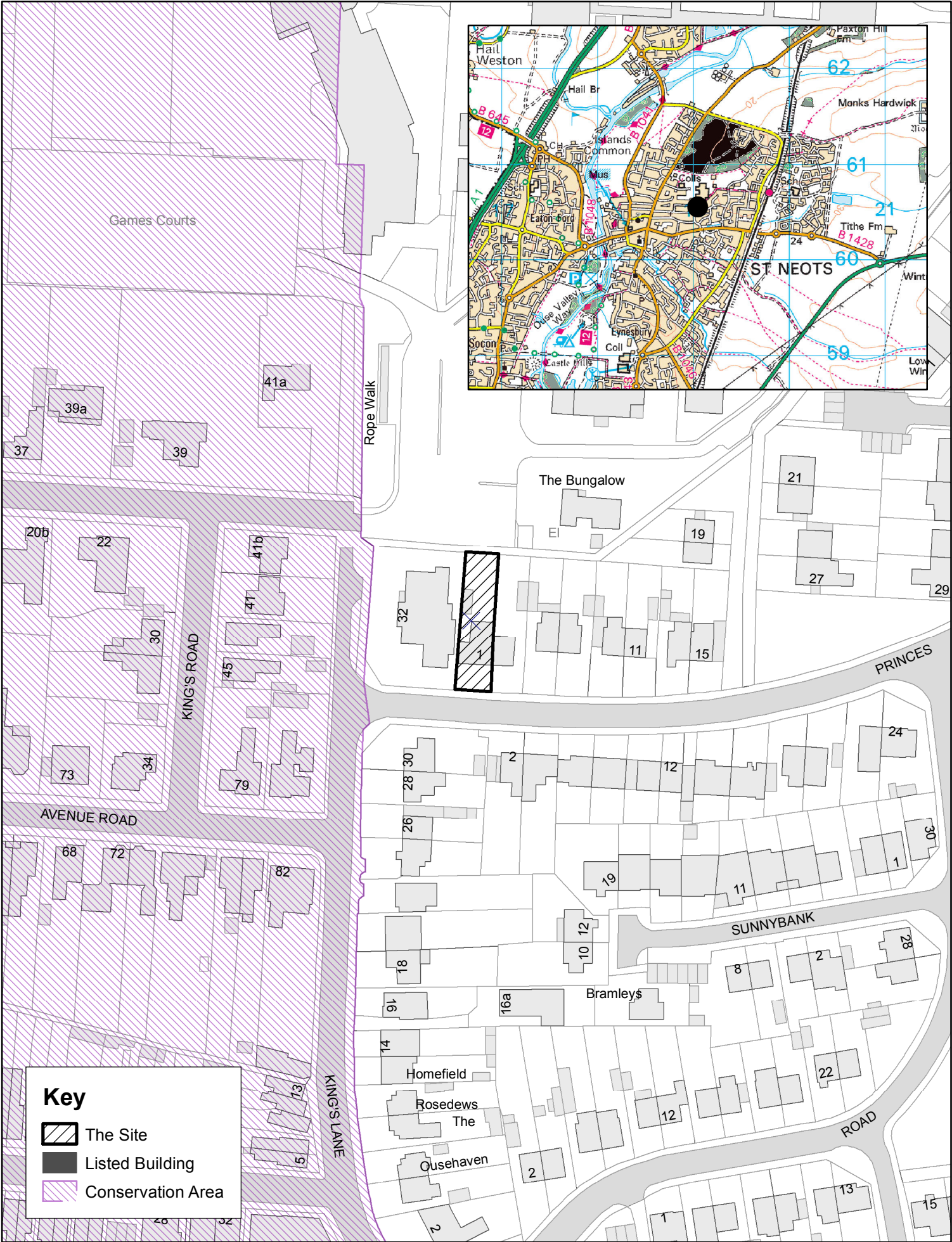
Development Management Panel



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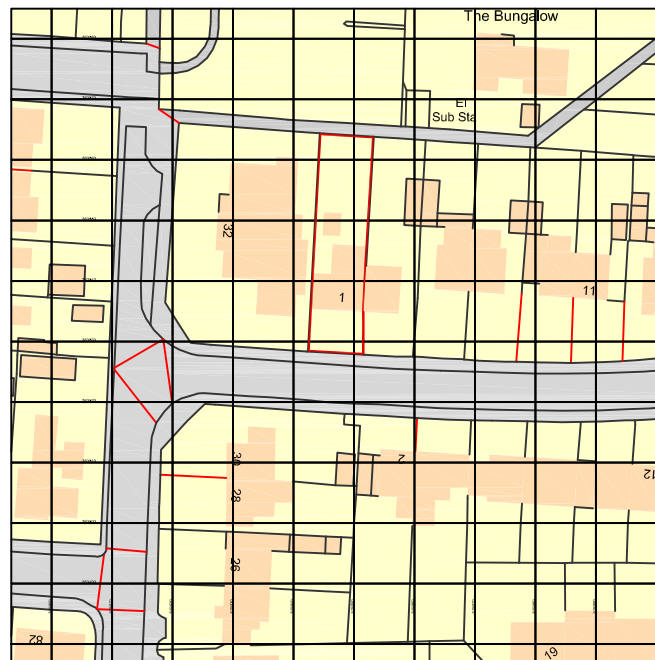
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Location: St Neots

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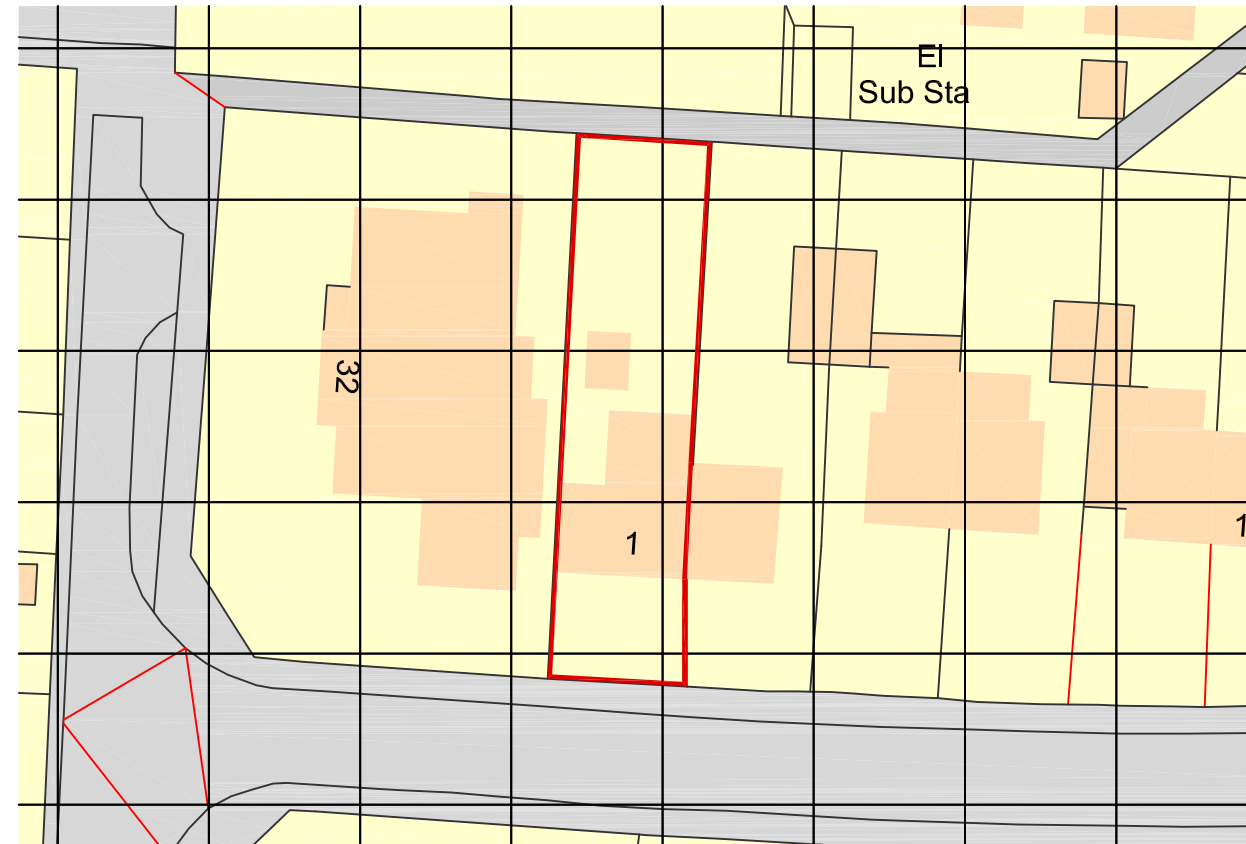


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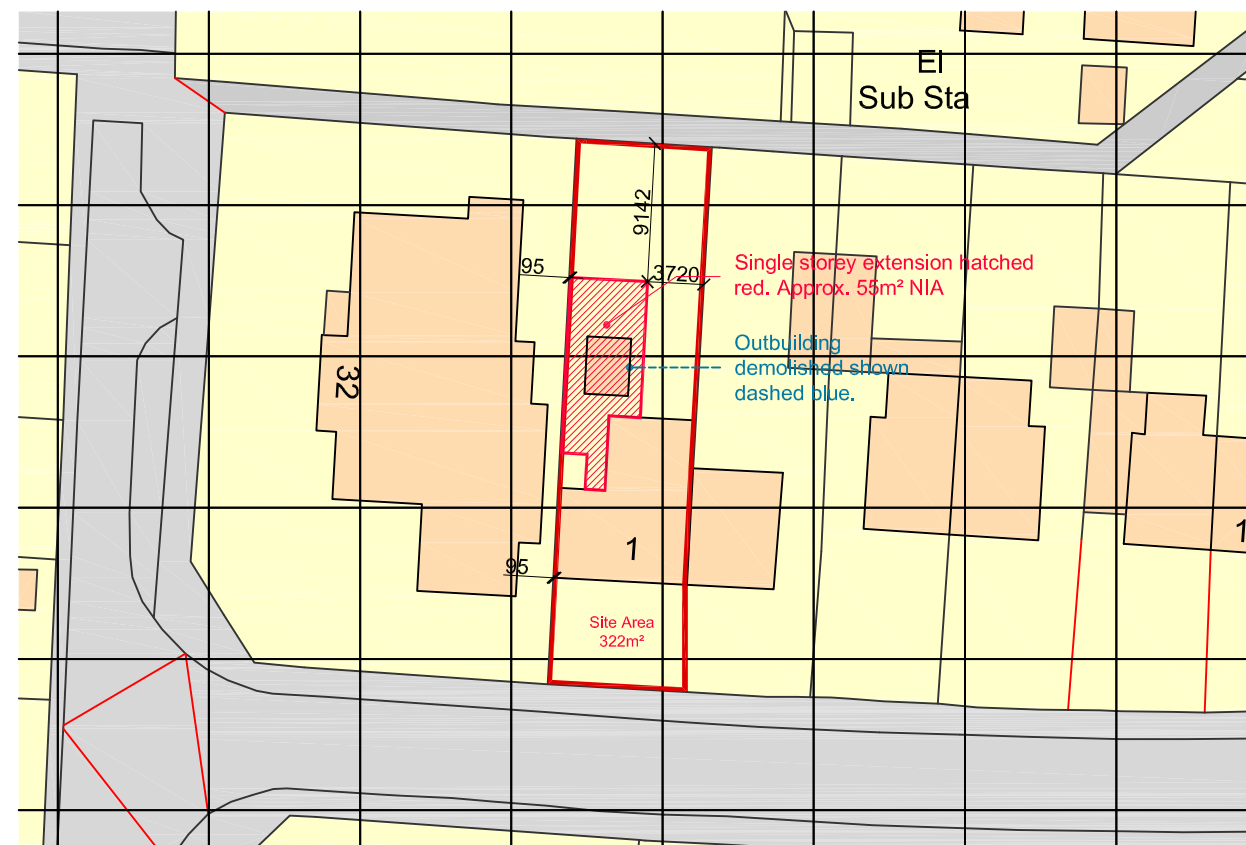
- The Site
- Listed Building
- Conservation Area



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EXISTING BLOCK PLAN
SCALE 1:500



PROPOSED BLOCK PLAN
SCALE 1:500

DO NOT SCALE FROM THIS DRAWING

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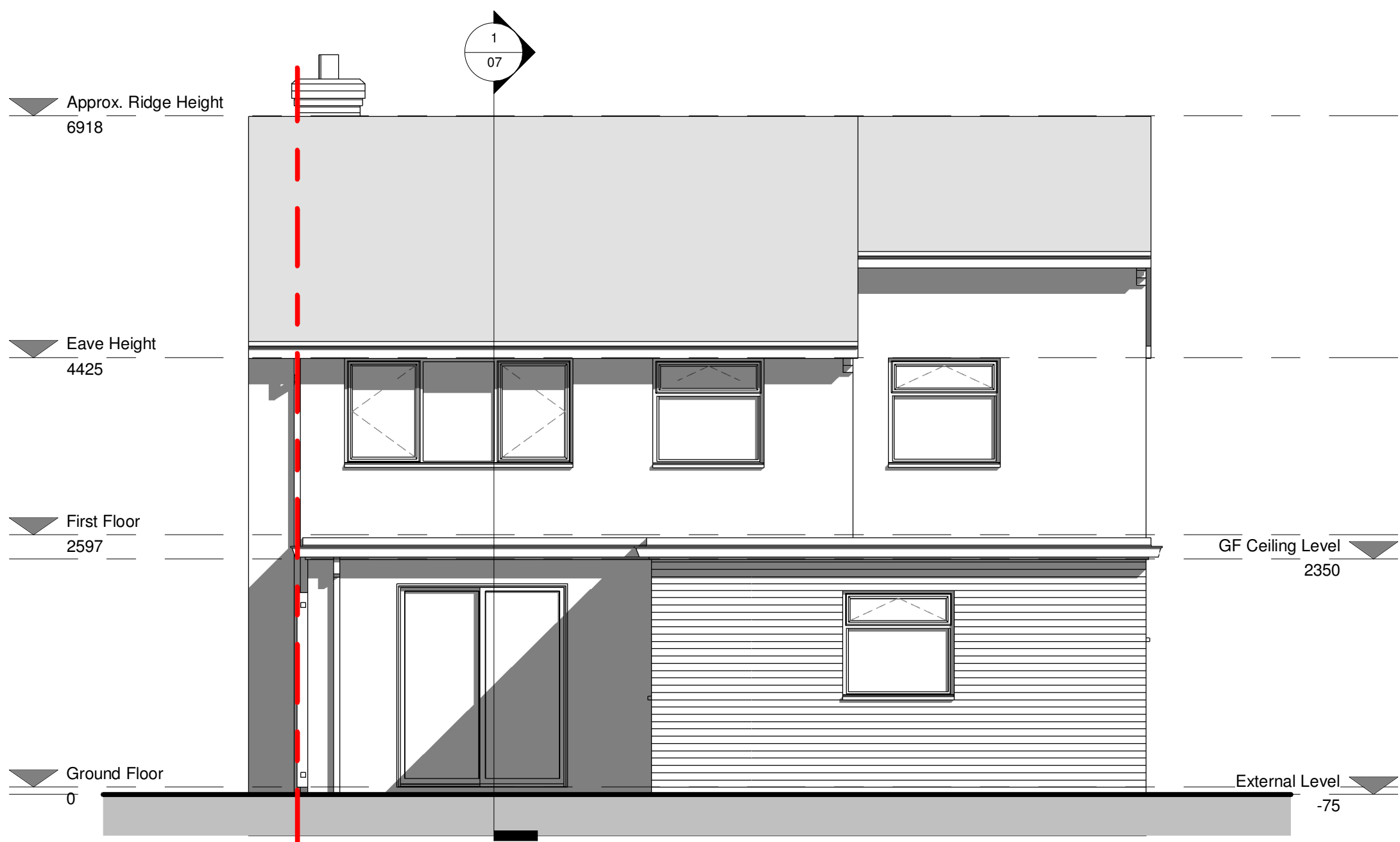
09/2015 Drawn MDV Check TJM
FIRST ISSUE

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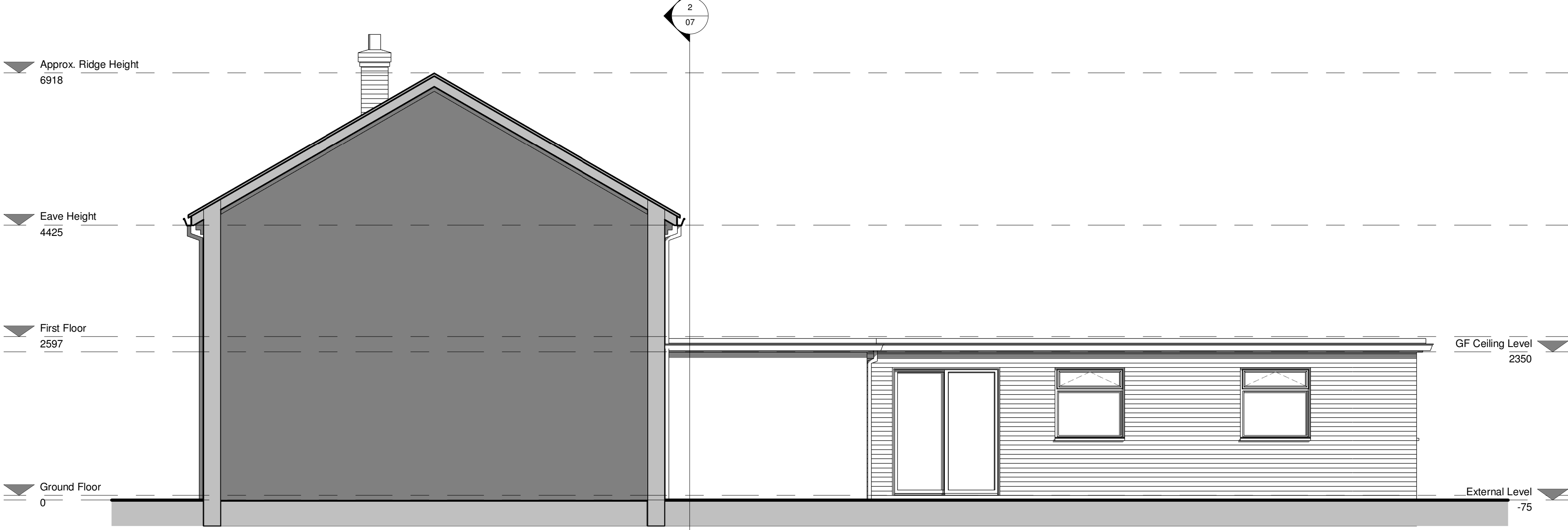
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Project
1 Princes Drive
St. Neots
PLANNING APPROVAL

Drawing
Site Location and Block Plan

Scale	VARIES @ A3	Date	09/2015
Ref.	214	Drawing No.	01
Rev.			



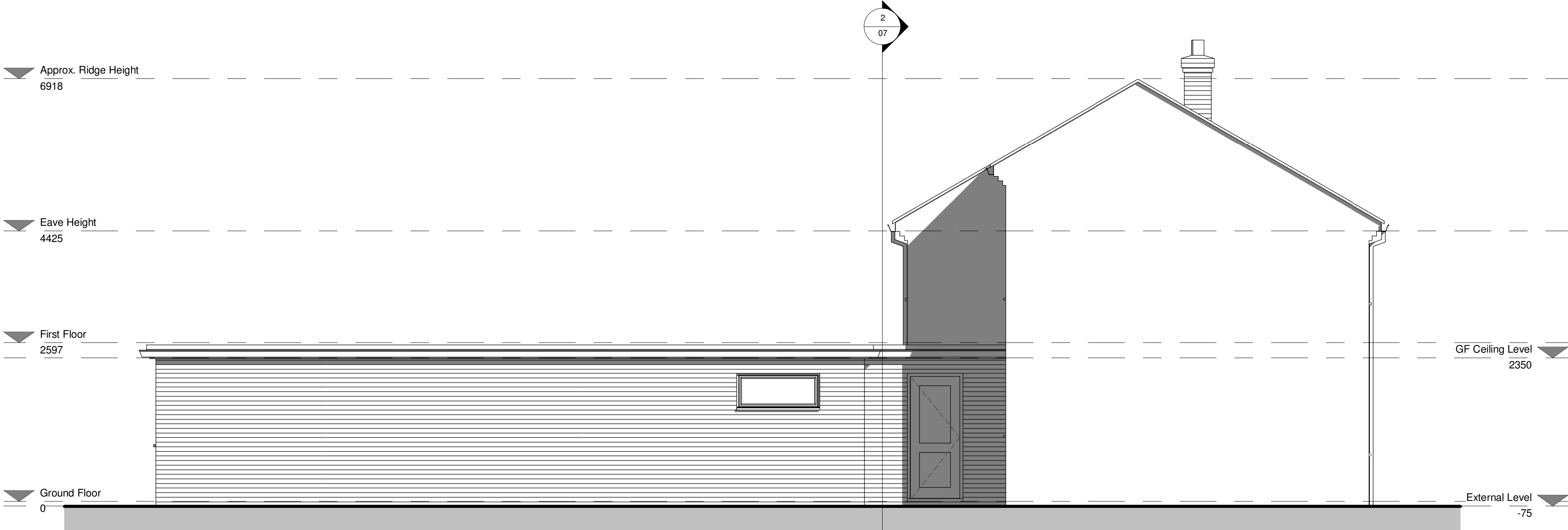
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East Elevation
1 : 50



South Elevation
1 : 50



West Elevation
1 : 50

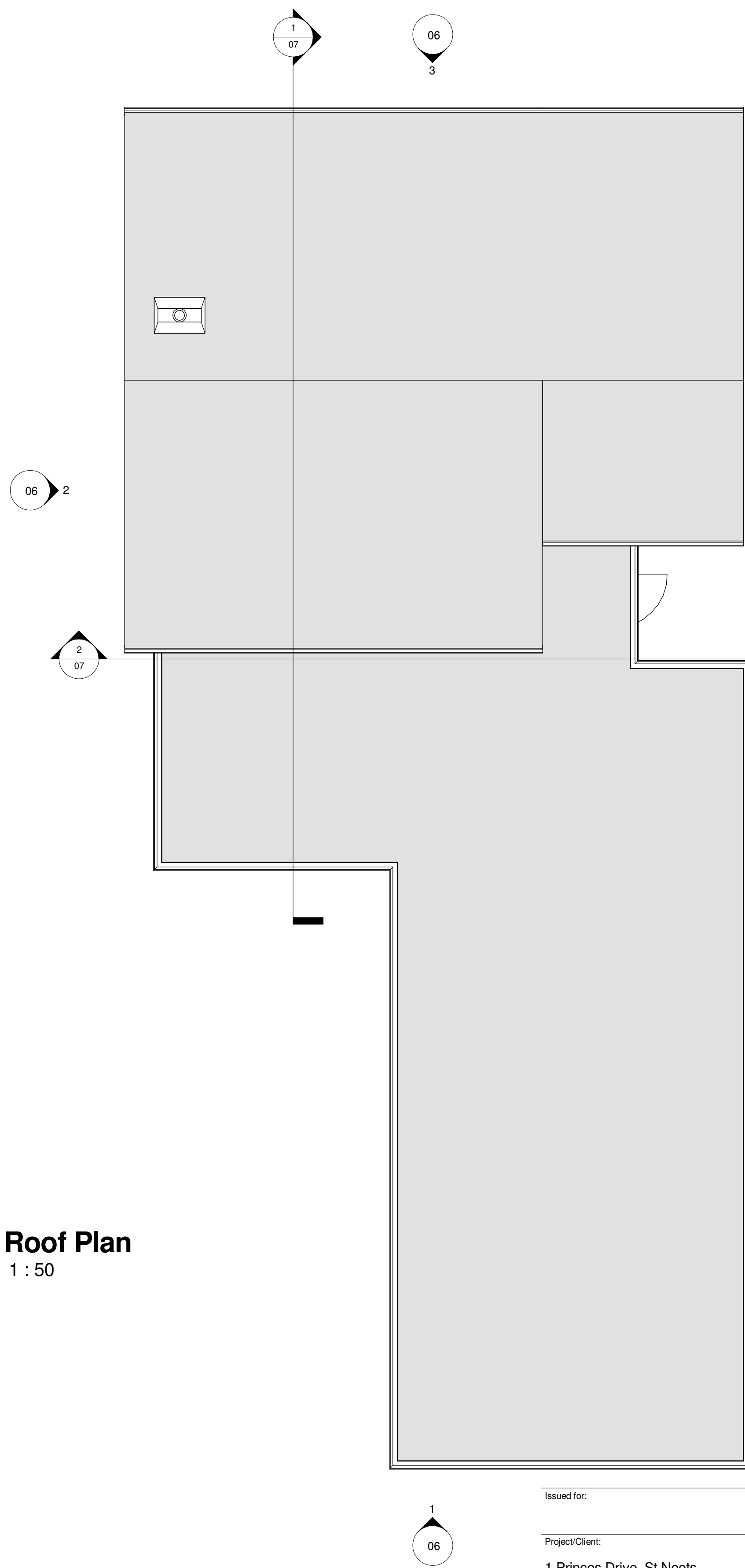
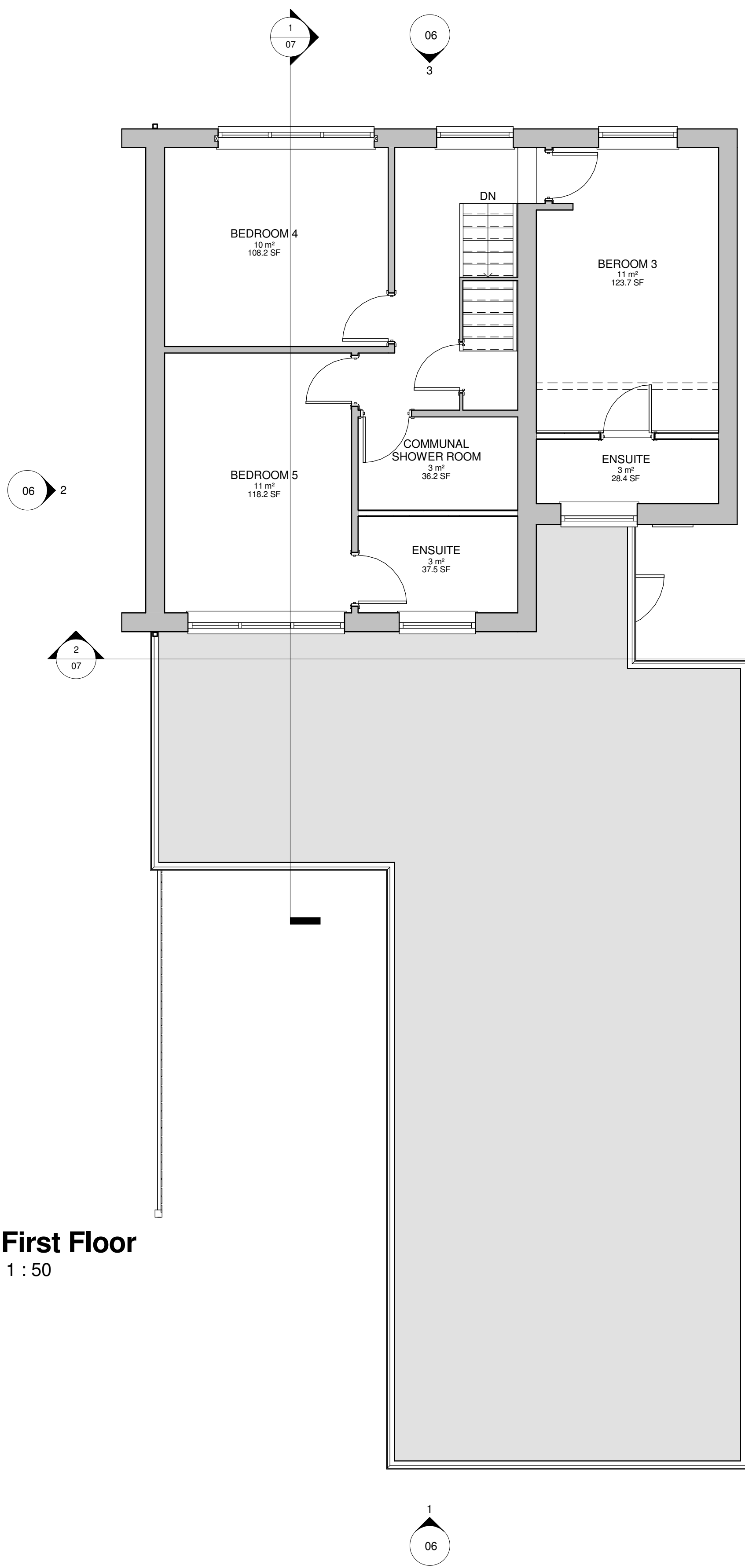
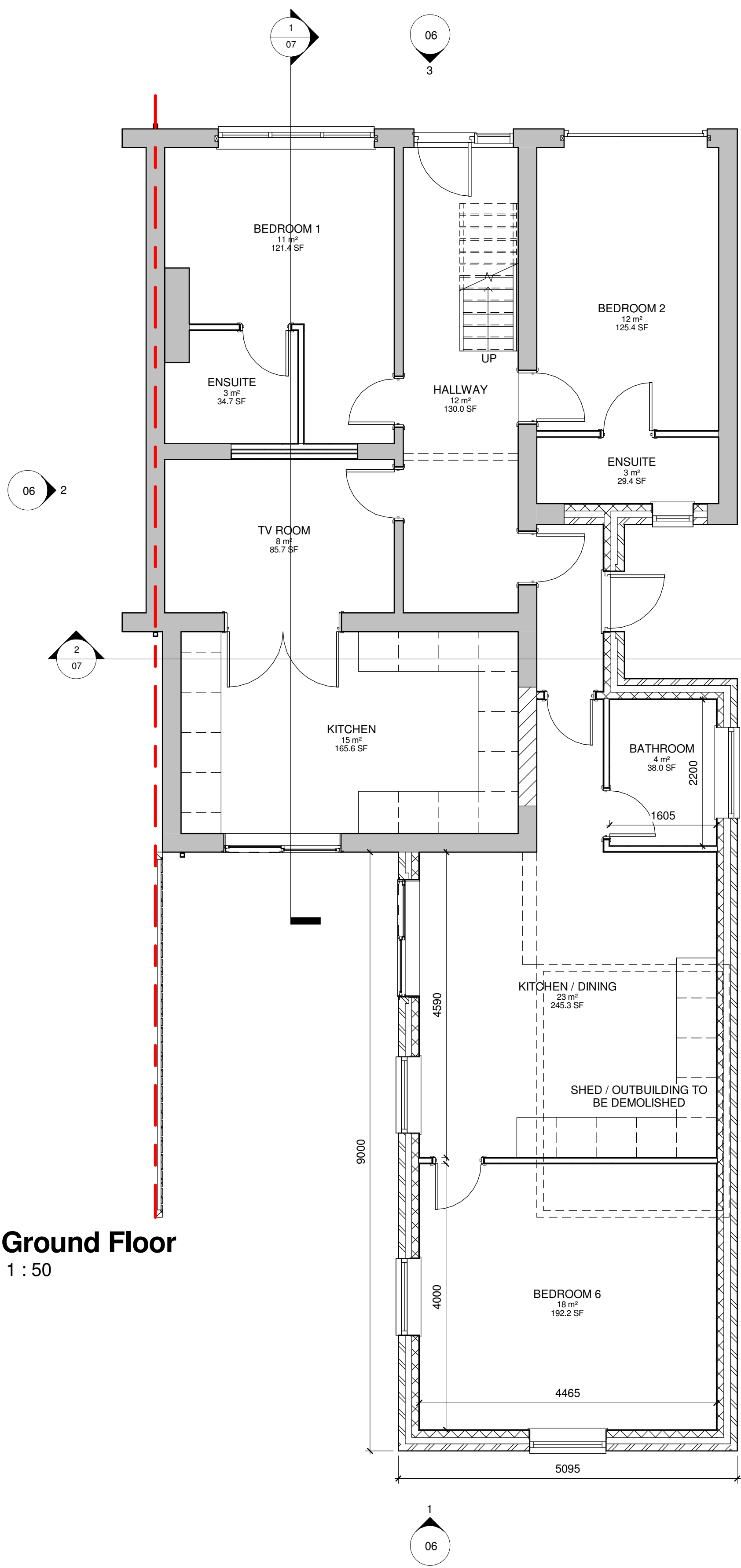
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PROPOSED ELEVATIONS		
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MDV		
Checked By:		
TJM		



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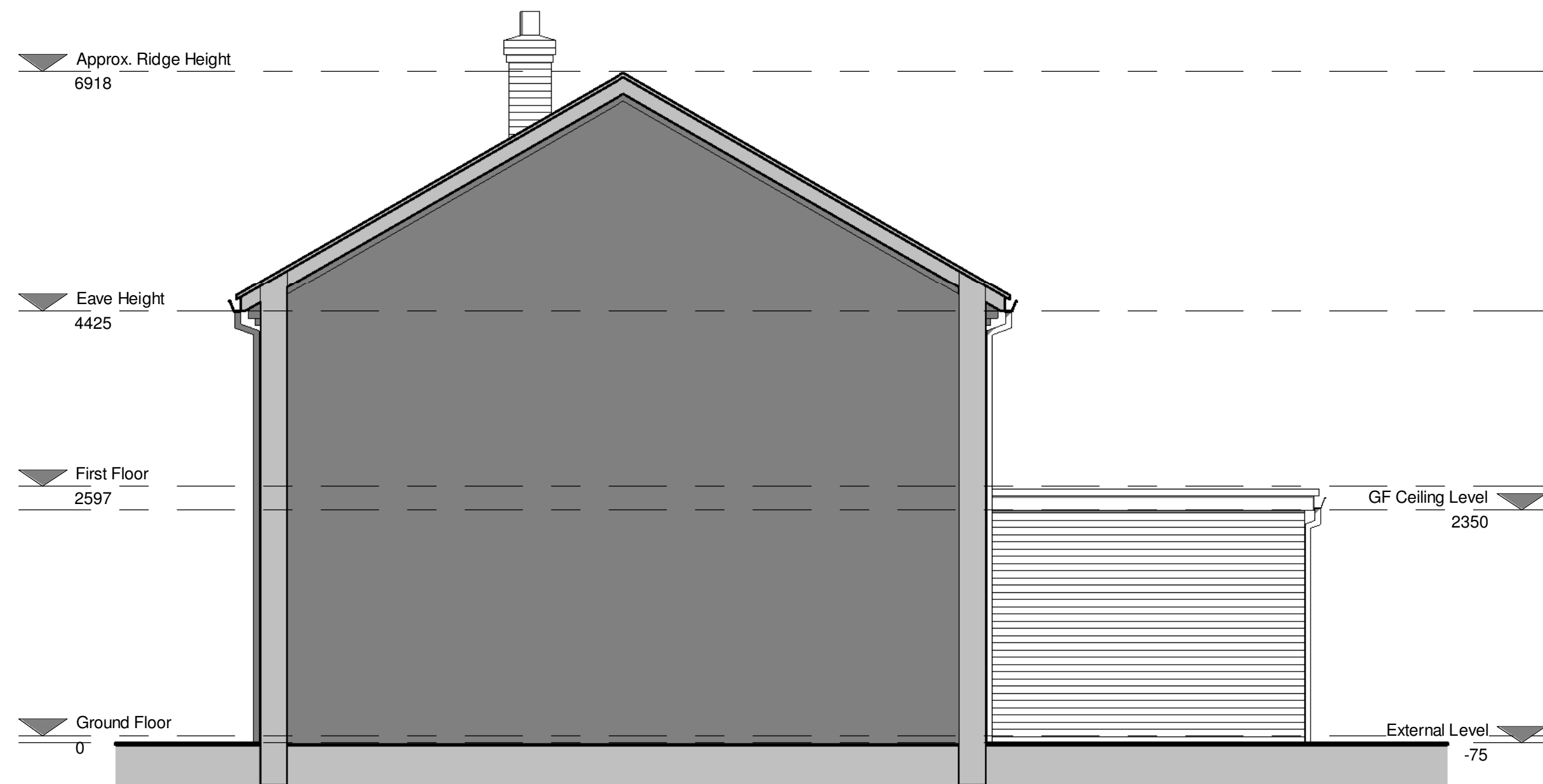
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North Elevation
1 : 50



East Elevation
1 : 50

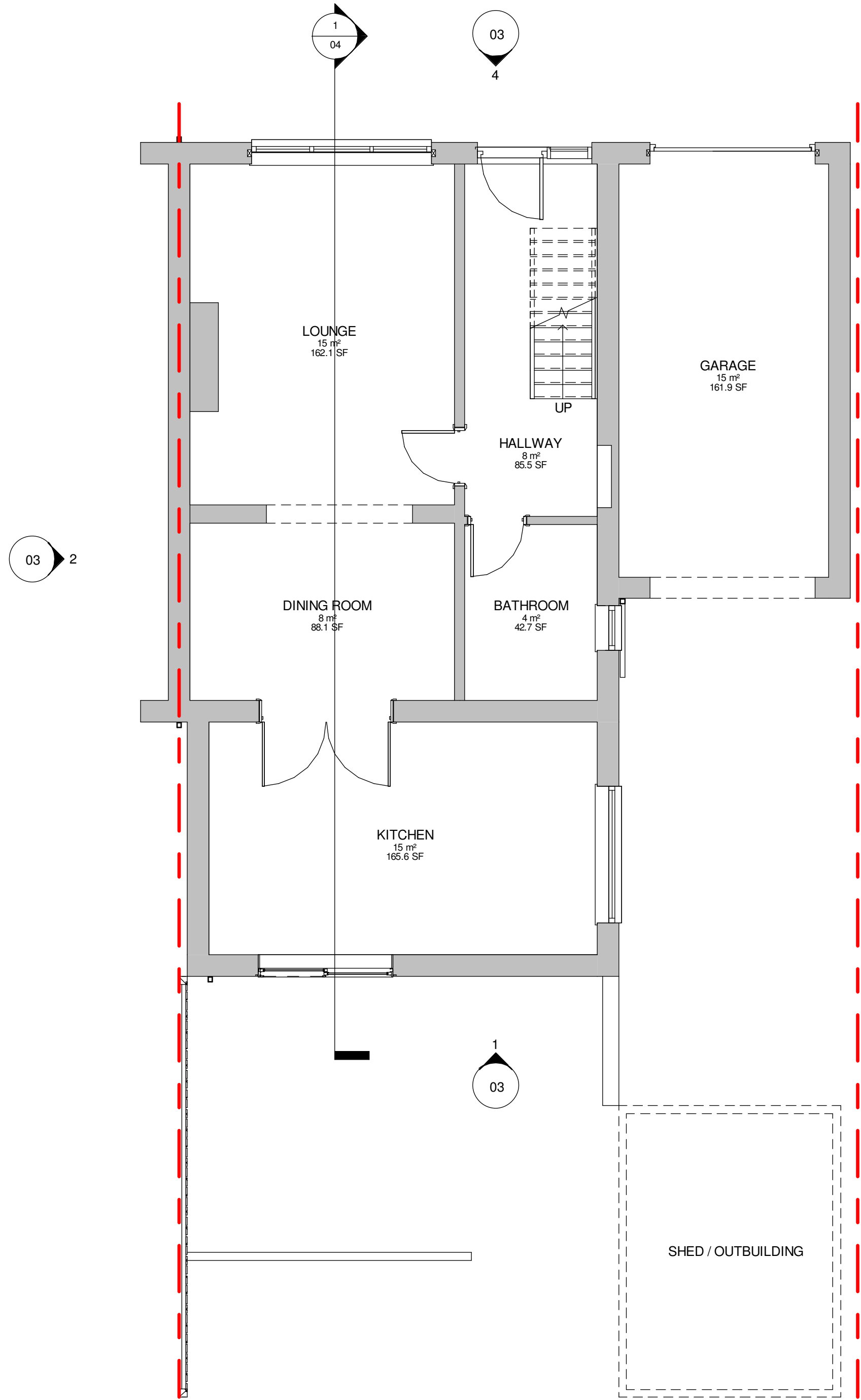


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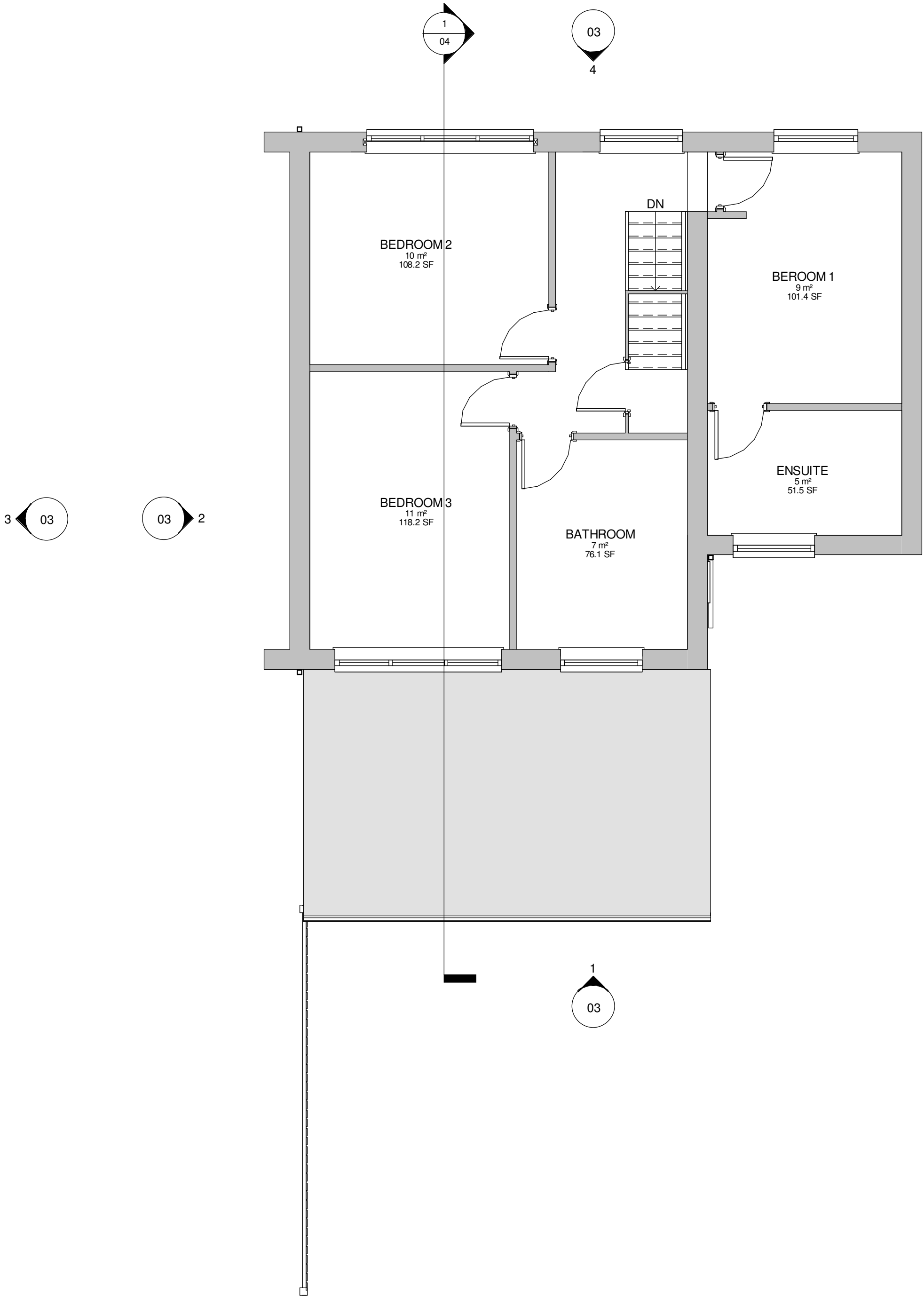


West Elevation
1 : 50

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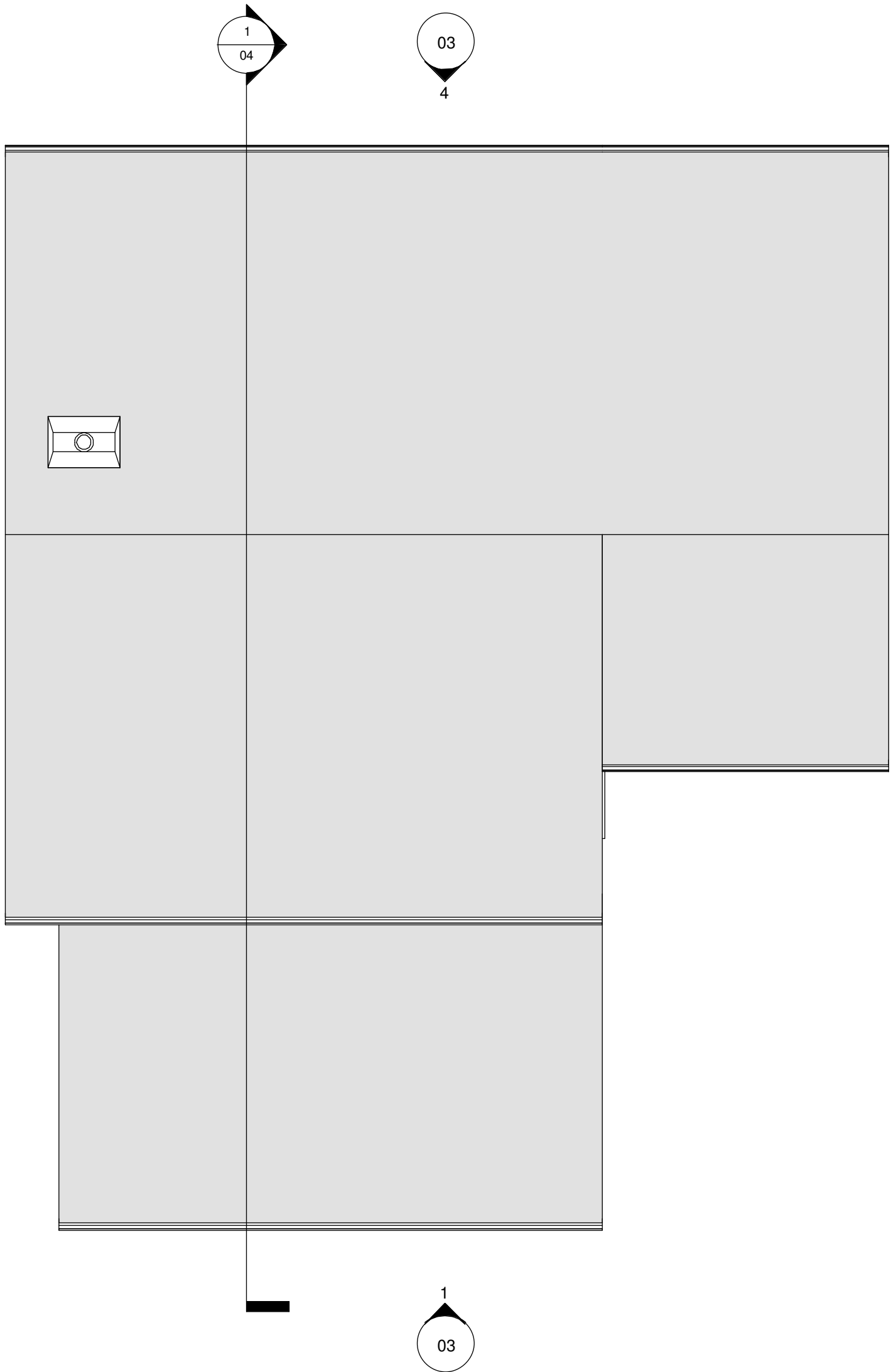


Ground Floor
1 : 50



First Floor
1 : 50

Roof Plan
1 : 50



Rev	Date	Details	Drawn	Checked

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