

Case No: 16/00162/OUT (OUTLINE APPLICATION)

Proposal: DETACHED ECO CONSTRUCTED LODGE TO CREATE THREE BED DETACHED DWELLING

Location: LAND AT 34 CHURCH END CATWORTH PE28 0PB

Applicant: MRS R WHITE

Grid Ref: 509103 273279

Date of Registration: 26.01.2016

Parish: CATWORTH

RECOMMENDATION - REFUSE

This application is referred to the Development Management Panel as Catworth Parish 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 a parcel of land adjacent to 34 Church End, Catworth.
- 1.2 The proposal is for the erection of a detached dwelling. The application is for outline permission, with approval being sought for appearance, layout and scale. Access and landscaping would be considered in a subsequent Reserved Matters application.

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)
- H23: Housing development outside environmental limits
 - H31: Residential Amenity and Privacy Standards
 - H32: Sub-division of Large Curtilages
 - T18: Access Requirements for New Development
 - EN17: Development in the Countryside
 - EN25: General Design Criteria

- 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
 - LP10: Development in Small Settlements
 - LP11: The Relationship Between the Built-up Area and the Countryside
 - LP13: Quality of Design
 - LP15: Ensuring a High Standard of Amenity
 - LP17: Sustainable Travel
 - LP18: Parking Provision
 - LP24: Housing Mix
 - LP26: Homes in the Countryside
- 3.5 Supplementary Planning Documents:
- Huntingdonshire Design Guide Supplementary Planning Document 2007

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

4. PLANNING HISTORY

02/00850/OUT - Erection of dwelling - Refused for the following reasons:

1. The proposed development would result in an unacceptable extension of the built-form of the settlement of Catworth into the open land adjoining and abutting the established edges of the village, therefore causing harm to the rural character of the area generally and that of the designated Area of Best Landscape and the frontage for protection in particular, and would undermine the settlement strategy in the Cambridgeshire Structure Plan 1995, Huntingdonshire Local Plan 1995 and the Huntingdonshire Local Plan Alteration and be contrary to the provisions of the Cambridgeshire Structure Plan 1995, Policies SP1, SP3/3, SP12/2 and SP12/6, the Huntingdonshire Local Plan 1995, Policies H18, En14, En16 and En21, and the Huntingdonshire Local Plan Alteration, Policies STR2 and HL7.

2. The juxtaposition of the proposed dwelling with the existing property at 34 Church End would result in the loss of privacy and amenity to the potential future occupiers of the proposed dwelling. The existing dwelling at 34 Church End has been designed with a major aspect towards the application site. The proposed dwelling would therefore suffer serious problems from overlooking. The proposal would therefore be contrary to the provisions of Policy H31 of the Huntingdonshire Local Plan 1995.

8700906OUT - Erection of one cottage - Refused - Appeal dismissed

The Inspector made the following conclusions:

- o "I found the site to be rural in character, lying beyond the physical limit of buildings along this part of the road..."
- o "a dwelling on the site...would in my opinion intrude in its impact beyond the present built-up limit of the village..."
- o "could not amount to infilling but rather it would extend the built form of Catworth in a demonstrably harmful way"

8501510OUT - Bungalow and access - Refused

8400994OUT - Erection of Bungalow - Refused - Appeal dismissed

5. CONSULTATIONS

5.1 **Catworth Parish Council** - "Recommend approval. The proposed development has no adverse impact on existing residential properties and their occupants, no issue for overlooking, no impact on noise and disturbance. The property is of the mass and scale which fits in the local environment. Parish Council can see no negative effect on the quality of life of existing residents. The property has an adequate parking and there is no change in highway access. It is in line with good design, National Planning Policy Framework Section 7, Paragraph 56. The design has retained certain of the existing natural environment, - the pond".

6. REPRESENTATIONS

6.1 None.

7. ASSESSMENT

- 7.1 The main issues to consider are:
- o The principle of development;
 - o The design of the proposal in relation to the street scene and the character/appearance of the area as a whole;
 - o The impact on the amenity of neighbours;
 - o Parking and the impact upon highway safety; and
 - o Developer Contributions

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 Catworth as a 'Smaller Settlement', where proposals must demonstrate that development will secure the most sustainable option for the site. The site lies on the far eastern edge of Catworth and is considered to be situated outside of the built up area, within the countryside, as per the definition provided by paragraph 5.15 of the Core Strategy (2009), which excludes "gardens and other undeveloped land within the curtilage of buildings at the edge of the

settlement, where these relate more to the surrounding countryside than they do to the built-up parts of the village".

- 7.3 Policy LP11 of the Draft Huntingdonshire Local Plan to 2036: Stage 3 states that the built-up area excludes gardens in the curtilage of buildings on the edge of the settlement where the land relates more to the surrounding countryside. Due regard to both EN17 of the Local Plan (1995) and LP26 of the Draft Huntingdonshire Local Plan to 2036: Stage 3 must be given. Paragraph 55 of the NPPF and the aforementioned policies state that new homes in the countryside will only be supported where there is an essential need for a rural worker to live in the vicinity; the new home will meet an established need for affordable housing; the proposal would reuse an existing building or optimise a heritage asset; or the design of the home is *exceptional and truly innovative*. It is noted that the applicant has described the dwelling as an "eco lodge". However, no further details have been provided to explain if the dwelling is intended to fall under the exception of 'exceptional and truly innovative'. That said, it is not considered that the proposed development would be of sufficient quality to meet this exception.
- 7.4 The proposed dwelling does not meet any of the exception criteria set out in the NPPF and local policies regarding development in the countryside and is therefore unacceptable in principle.

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

- 7.5 The proposed development would entail the subdivision of the curtilage of the existing dwelling at 34 Church End. Policy H32 of the Huntingdonshire Local Plan (1995) states that the sub-division of large curtilages will only be allowed where the resultant dwelling and its curtilage will be of a size and form sympathetic to the locality. However, the site and location plan (1:500) clearly indicates that the resultant curtilage of the proposed dwelling would be significantly smaller than the majority of the plots in the vicinity. Furthermore, the dwelling would have one of the largest footprints in the immediate area. The combination of the small plot size, and the large dwelling, positioned in very close proximity to its front and two side boundaries would result in the dwelling appearing cramped on its plot. As such, the proposed development would conflict with the prevailing pattern of development to the detriment of the character of the area.
- 7.6 It is noted that the application refers to an "eco-lodge" and any scheme which seeks to minimise a carbon footprint is considered to be positive. The immediate locality is not considered to be typified by a predominant architectural form, as a mix of designs, details and finishing materials are evident, with a number of single storey dwellings noted along the south side of Church End. As such, whilst the proposed development would represent a unique addition to the street scene, the design would be largely in-keeping with the majority of dwellings. Therefore, no objections to the appearance of the proposed development are raised; however this does not overcome the in-principle objection to the overall development for the aforementioned reasons.

- 7.7 Whilst it is noted that the screening provided by the existing boundary treatments to the front and side of the application site (which may reduce the impact of the proposed development from views from the street scene to the north) will be retained, the impact of the proposed development from views from the public right of way to the east and south of the application site must also be taken into account. It is considered that despite the retained natural screening around the site, the addition of a dwelling in this location would be visually prominent from a number of easily accessible public viewpoints, especially from Church End, when the site is approached from the east, and indeed from the west. The addition of the proposed built form would be conspicuous and is considered to sit uneasily within the interpretation of the wider countryside setting.

The impact on the amenity of neighbours:

- 7.8 The position and single storey scale of the proposed dwelling is such that the amenity of neighbours to the west is not considered to be detrimentally impacted to an unacceptable level by way of being overbearing, or in terms of a loss of light/overshadowing. Similarly, the ground floor positioning of fenestration, coupled with the separation distance between the proposed dwelling and neighbouring properties is considered to be acceptable in terms of overlooking/a loss of privacy.
- 7.9 The orientation and positioning of the fenestration upon the east elevation of 34 Church End would result in approximately four first floor windows overlooking the application site. Despite the screening provided by the existing trees, concerns were raised regarding the level of privacy afforded to the occupants of the proposed dwelling. However given the orientation of and the separation distance (approximately 19m) between the existing and proposed dwellings, this arrangement is considered to be acceptable.

Parking and the impact upon highway safety:

- 7.10 The level of parking provision for the proposed dwelling would be acceptable and adequate turning space is available for vehicles to access/egress the site in a forward gear. As such, the proposal is not considered to create a negative impact upon highway safety and the development is considered to be acceptable in this regard. Whilst full details regarding the access to the site would be considered at a later stage as a 'Reserved Matter', an indicative location was provided by the Location and Site plan (ATK/16/RW/TP3). The location of the access is considered to be acceptable. Despite this, the principle of the erection of a dwelling in this location cannot be supported.

Developer Contributions:

- 7.11 New residential development requires the provision of wheeled bins in accordance with the Developer Contributions SPD. The application includes a completed a Wheeled Bin Unilateral Undertaking and therefore accords with the requirements of the SPD.

Conclusion:

- 7.12 Having regard for applicable national and local policies and having taken all relevant material considerations into account, it is recommended that planning permission should be refused in this instance.

8. RECOMMENDATION – REFUSE for the following reasons:

1. The proposed development would be located on land which relates more to the open countryside than the built-up area of Catworth and as such, would result in unacceptable harm to the rural character and appearance of the wider area. Furthermore, by virtue of its significant footprint, with built form in close proximity to the front and side boundaries of the uncharacteristically small plot, the development would appear cramped and out of character with the more spacious form of development in the area. The proposal is contrary to the guidance of the National Planning Policy Framework (NPPF) (specifically paragraphs 55, 56, 57 and 60), policies EN17, EN25 and H32 of the Huntingdonshire Local Plan (1995); policy CS1 of the Adopted Core Strategy (2009) and policies LP11, LP15 and LP26 of the Draft Huntingdonshire Local Plan to 2036 (2013).

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**

APPLICATION NUMBER:	16/00162/OUT	CASE OFFICER:	Mr James Loyd
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PROPOSAL:	Detached eco constructed lodge to create three bed detached dwelling
LOCATION:	Land at 34 Church End, Catworth

OBSERVATIONS OF CATWORTH PARISH COUNCIL

☒ APPROVE

Recommend approval:

The proposed development has no adverse impact on existing residential properties and their occupants, no issue for overlooking, no impact on noise and disturbance. The property is of the mass and scale which fits in the local environment. Parish Council can see no negative effect on the quality of life of existing residents. The property has an adequate parking and there is no change in highway access. It is in line with good design, National Planning Policy Framework Section 7, Paragraph 56. The design has retained certain of the existing natural environment, - the pond.

Ms Ramune Mimiene, Clerk to Catworth Parish Council.



Date: 10 March 2016

Failure to return this form within the time indicated will be taken as an indication that the Town or Parish Council do not express any opinion either for or against the application.

PLANNING SERVICES

dcparish.rtf

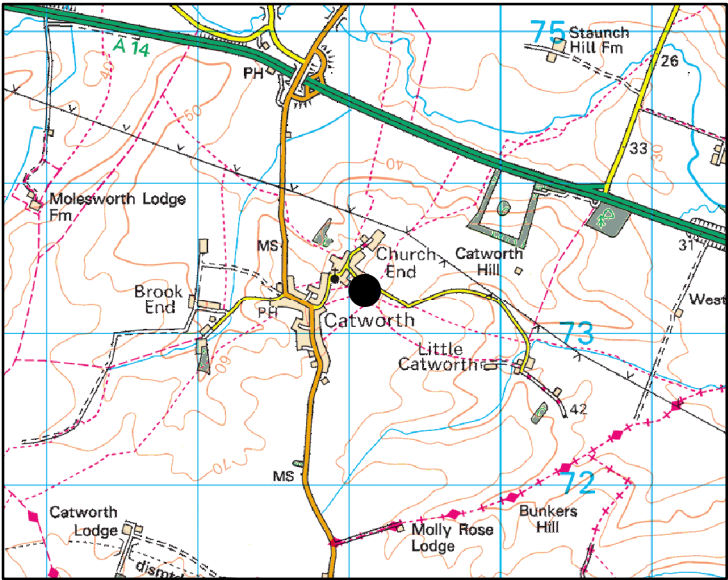
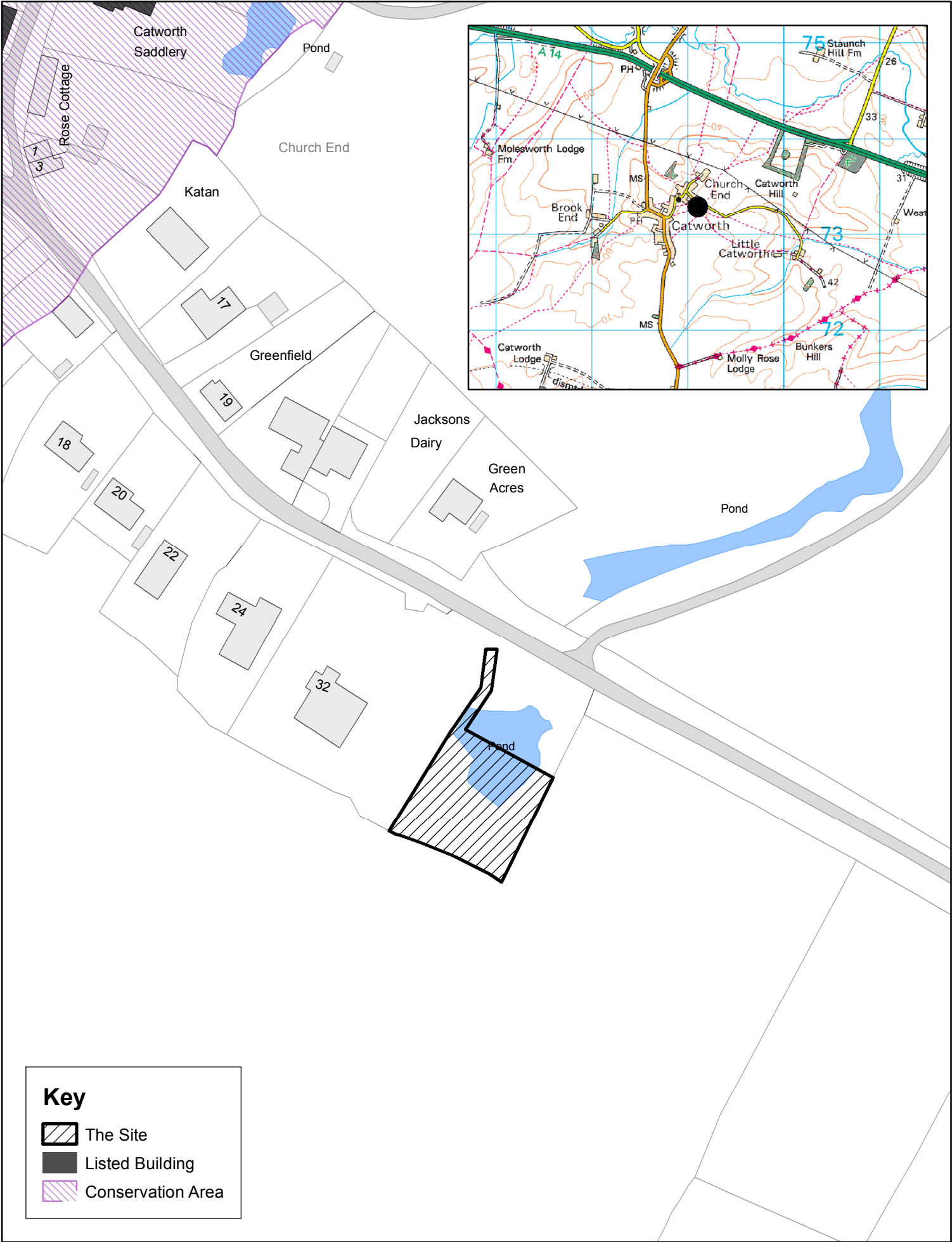
Development Management Panel



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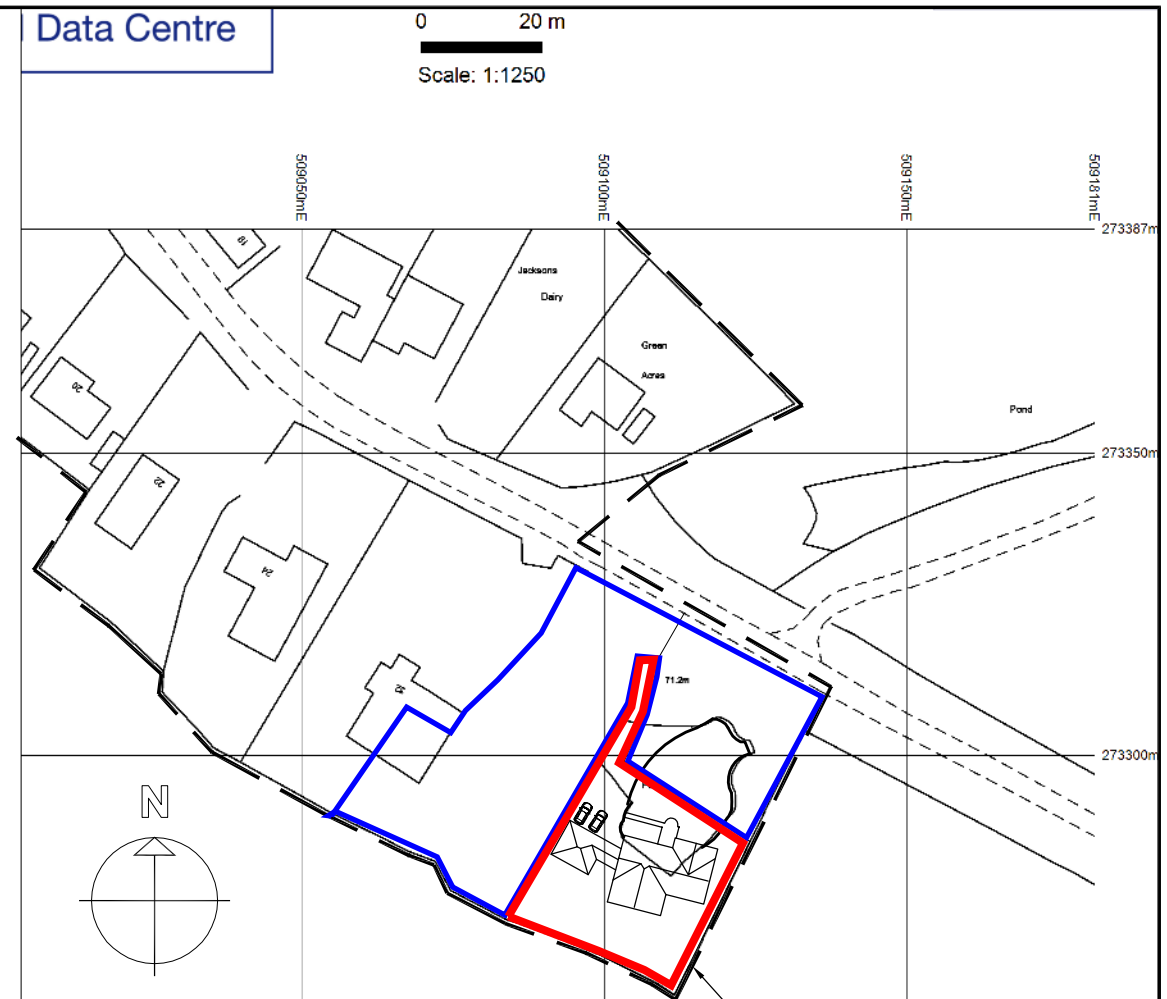
Application Ref:16/00162/OUT
Location: Catworth

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Ordnance Survey HDC 100022322



Key

-  The Site
-  Listed Building
-  Conservation Area



LOCATION PLAN 1:1250

ESTABLISHED
VILLAGE BOUNDARY

No.	Revision/Issue	Date

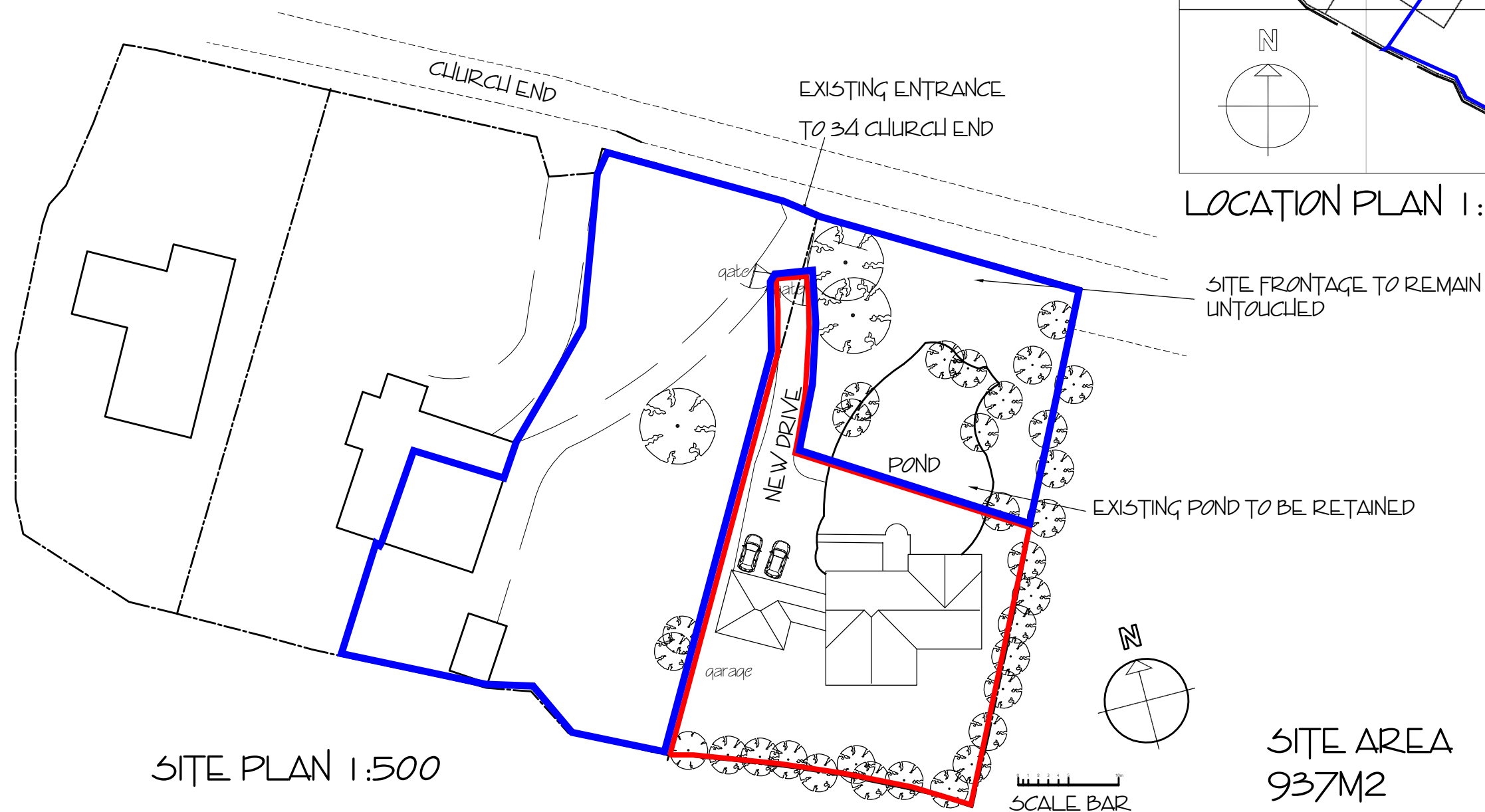
ATK DESIGNS
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client
MRS R WHITE
34 CHURCH END
CATWORTH

project
PROPOSED DETACHED
ECO LODGE

PROPOSED SITE AND
LOCATION PLAN

Project ATK/16/RW/TP3	Sheet A3
Date JAN 2015	
Scale 1:500 1:1250	

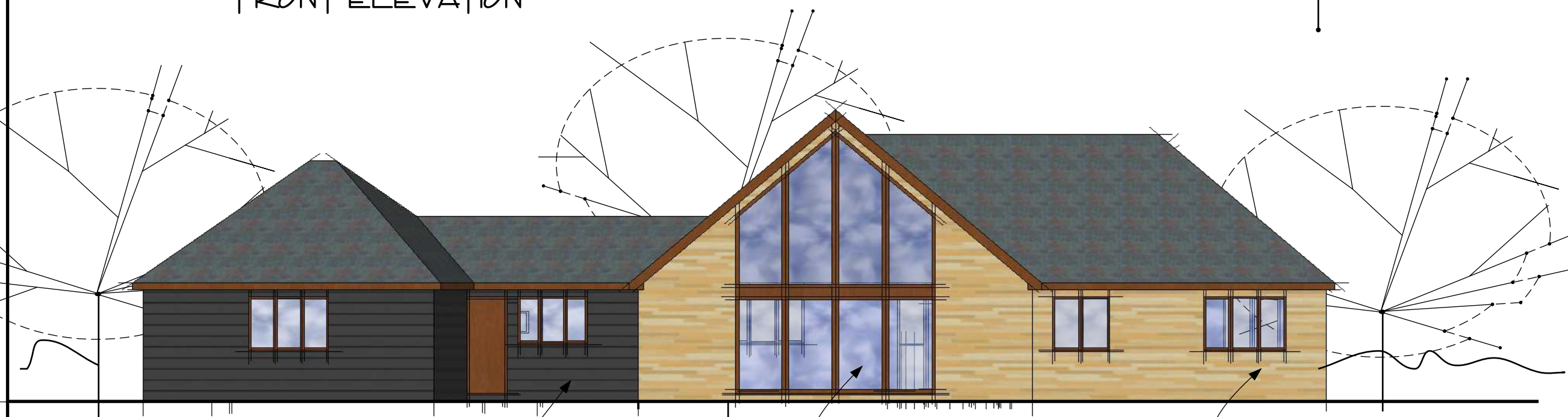


SITE PLAN 1:500

SITE AREA
937M²



FRONT ELEVATION



REAR ELEVATION

CONTRASTING
STAINED FEATHER EDGE
TO GARAGE AND UTILITY

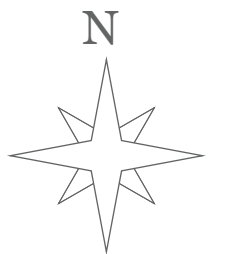
LARGE GLAZED SOUTH FACING ELEMENT

SUSTAINABLE TIMBER FRAME
WITH TIMBER CLADDING



scale bar

Side Elevation



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CATWORTH

project

PROPOSED DETACHED
ECO LODGE

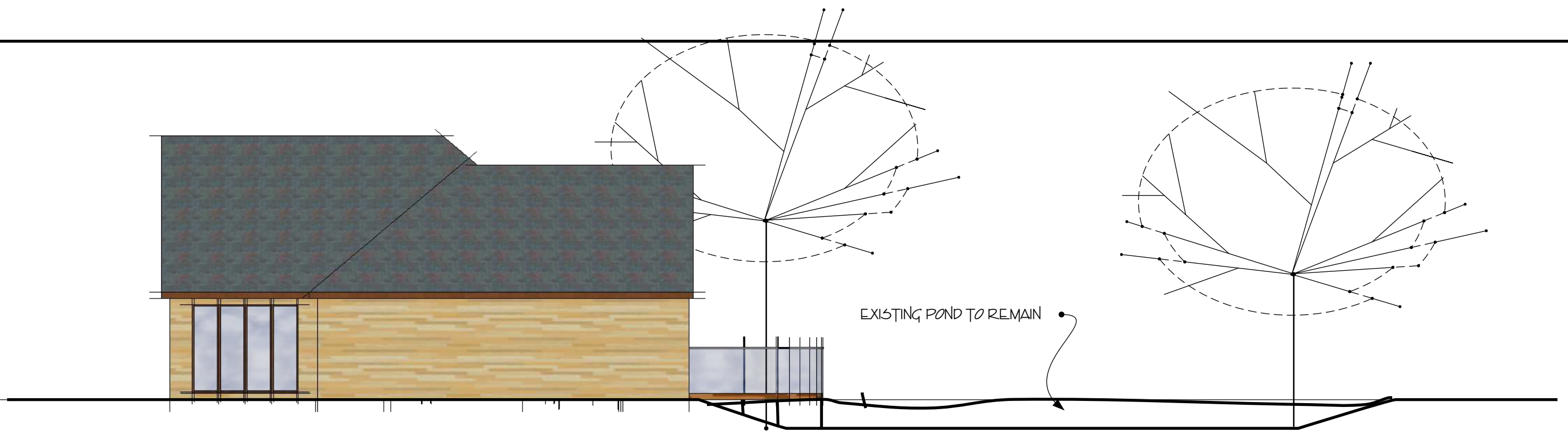
PROPOSED
FRONT AND REAR
ELEVATIONS

drawing no
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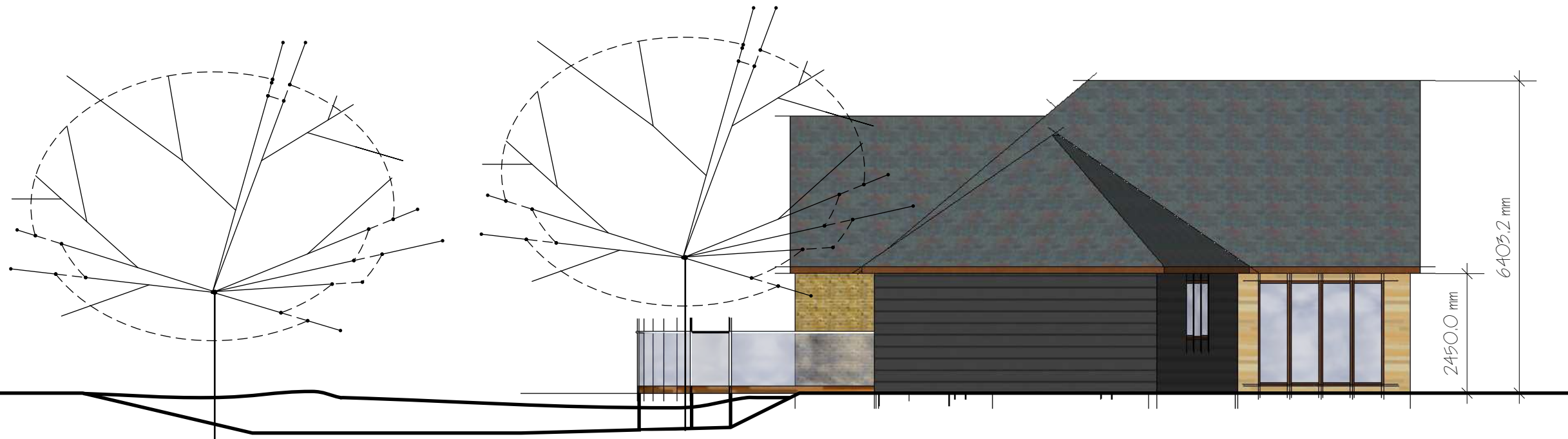
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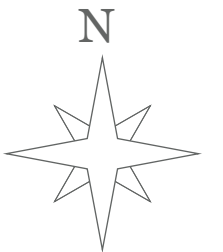
SIDE ELEVATION



SIDE ELEVATION



scale bar



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MRS R WHITE
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CATWORTH

project

PROPOSED DETACHED
ECO LODGE

PROPOSED
SIDE ELEVATIONS

drawing no

ATK/16/RW/TP2

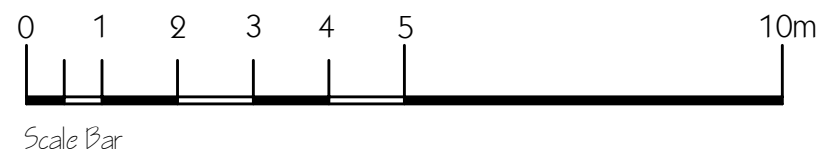
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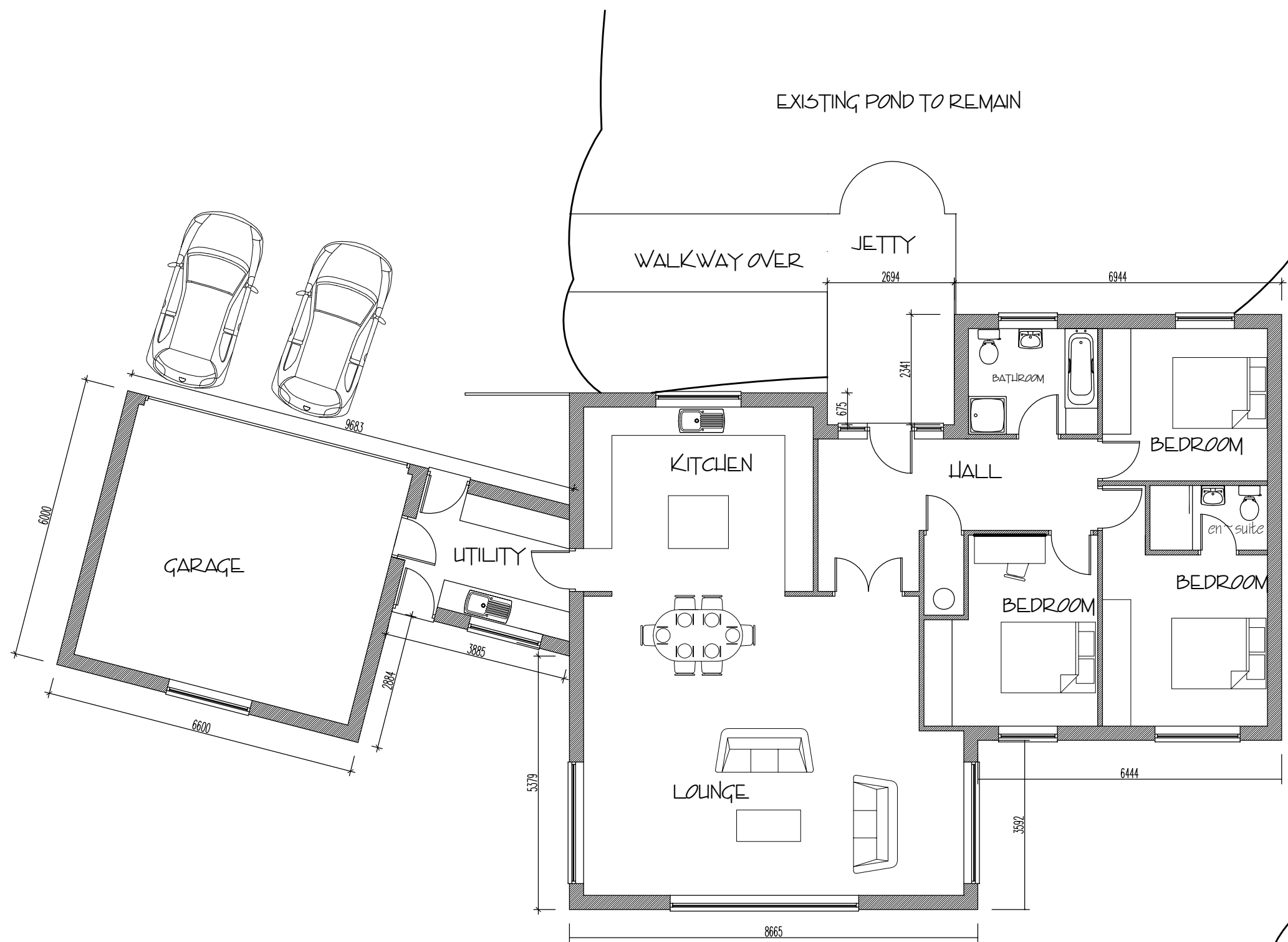
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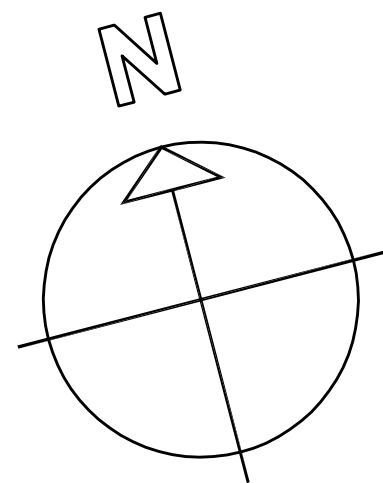


Do not scale, use figured dims, only. All dims, to be checked on site by builder before work commences. If any discrepancies are found, ATK Designs to be notified for amendments. All work to be carried out to relevant British Standards, codes of practice & current B.Reqs. Where structural alterations take place great care must be taken by the builder, to afford restraint to all affected areas, during & after the building work. If during excavation any basements, cellars, wells etc. are found, ATK Designs must be made aware for design amendments before continuing. Where new loads are imposed on existing lintels, they must be checked by Builder for adequacy & to L.A. approval. If found not to be adequate, lintels must be replaced. Where applicable this Dwg. must be read in conjunction with Structural Calculations. If Dwgs. conflict with calculations, calculations must take preference.



PROPOSED GROUND FLOOR PLAN

FLOOR SPACE 144M²
GARAGE 33 M²



No.	Revision/Issue	Date

ATK DESIGNS
ARCHITECTURAL DESIGN
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client
MRS R WHITE
34 CHURCH END
CATWORTH

project
PROPOSED DETACHED
ECO LODGE

PROPOSED LAYOUT PLAN

Project ATK/16/RW/TP4	Sheet
Date JAN 2016	A3
Scale 1:100	