

Case No: 15/01353/FUL (FULL PLANNING APPLICATION)

Proposal: NEW DWELLING AND DEMOLITION OF SINGLE STOREY SIDE LEAN TO ADJACENT DWELLING.

Location: 2 WEST STREET HUNTINGDON PE29 1WT

Applicant: MR & MRS TRAN & NGUYEN

Grid Ref: 524505 272023

Date of Registration: 01.10.2015

Parish: HUNTINGDON

RECOMMENDATION - APPROVE

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

1. DESCRIPTION

- 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 Huntingdon. The property benefits from a side and rear garden.
- 1.2 The site lies within the Huntingdon Conservation Area.
- 1.3 The proposal is for the erection of a new, detached dwelling (to be located in the side garden area), following the demolition of an existing single storey extension.

2. NATIONAL GUIDANCE

- 2.1 The National Planning Policy Framework (2012) (NPPF), 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
 - H32: Sub-division of Large Curtilages
 - 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 Supplementary Planning Documents:
- Huntingdonshire Design Guide Supplementary Planning Document 2007

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

4. PLANNING HISTORY

- 4.1 None relevant to the determination of this application.

5. CONSULTATIONS

- 5.1 **Huntingdon Town Council:** "Recommend refusal. Members considered this overdevelopment of the site."
- 5.2 **Cambridgeshire County Council Highways:** "No objection in principle".

6. REPRESENTATIONS

- 6.1 Two representations objecting to the proposal have been received, highlighting concerns relating to:
- Overlooking/loss of privacy;
 - Overcrowding/cramped form of development;
 - Loss of green space and detrimental impact on biodiversity;
 - Parking;
 - Detrimental impact on aesthetic quality of the street scene.
- 6.2 One representation in support of the proposal has been received, however the letter of support highlighted:
- A need to ensure suitable provision for access/maintenance of electricity supply which runs adjacent to the existing dwelling (2 West St).

- 6.3 The comment received from the neighbouring occupants regarding the importance of access/maintenance for the electricity supply cable which runs along 2 West Street is understood. It must be noted that planning permission does not override any legal covenants and that confirmation as to the acceptability of the arrangement with regard to access/maintenance should be sought from the owner of the electricity supply cable before the commencement of any development.

7. ASSESSMENT

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

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 Huntingdon 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: Stage 3 (2013) defines Huntingdon as a Spatial Planning Area, where a proposal which includes housing will be supported where it is appropriately located within the built-up area.
- 7.3 Whilst numerous national and local policies offer support for the principle of the development as proposed, the remainder of this report will provide an assessment of the overall suitability of the site.

The impact on the amenity of neighbours:

- 7.4 The proposed development is not considered to create an unacceptable impact in terms of overshadowing/a loss of light or by way of being overbearing due to the scale, orientation and positioning of the proposed dwelling in relation to the existing built form in the vicinity of the application site.
- 7.5 The proposed dwelling will result in five additional windows at first floor level, two on the front (northeast) elevation, two on the rear (southwest) elevation and one on the side (northwest) elevation (facing the host property). The proposed window on the side elevation is to serve a stairway and will be finished with obscure glazing - this will be controlled by condition. The two windows on the front elevation will face towards the public highway. As such, this fenestration is considered to be acceptable.
- 7.6 It is understood that the introduction of fenestration can create or reinforce a perception of overlooking and the objections from 2 Primrose Lane regarding the rear facing windows in the new dwelling are noted. However, due to the separation distance (approximately

50m) between the proposed dwelling and the existing dwellings to the southwest, including the layout of the existing built form (which incorporates a degree of mutual overlooking across rear amenity spaces), the fenestration upon the rear elevation of the proposed development is considered to be acceptable.

- 7.7 The scale and positioning of the proposed dwelling, coupled with a design which omits fenestration on the southeast elevation, is such that the development is not considered to detrimentally impact the existing dwellings to the south of the application site to an unacceptable level.

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

- 7.8 West Street is characterised by the arrangement of two different architectural forms upon either side of the road. To the northwest, terraced properties with long, narrow footprints are arranged in groups of four/five, whereas the southwest of West St hosts much wider, but shallower semi-detached properties which are set back further from the road and benefit from larger curtilages. A similar development to the proposed is located approximately 75m to the northwest (14a West St). This scheme also utilised space to the side of a dwelling to accommodate a detached dwelling.
- 7.9 Whilst the development will be immediately visible from views within the street scene, the scale and overall design of the proposed dwelling is considered to be appropriate within the context of the wider street scene and construction/finishing materials can be secured by way of condition.
- 7.10 The points raised regarding overcrowding/a cramped form of development are noted, however the resultant curtilage following the subdivision of the plot is considered to comply with policy H32 of the Huntingdonshire Local Plan (1995) and the application site is considered to afford sufficient private amenity space. It is noted that the separation distance between the existing and proposed dwelling is limited to 1.17m. However as the proposed dwelling is set back from the road by approximately 7.1m and the proposed dwelling and 76 Hartford Road to the southeast are separated by approximately 15m, the spaciousness which is characteristic of the southwest side of West St is retained. A landscaping plan was submitted alongside the application and these details were considered to be acceptable.
- 7.11 Views into, out of and across the Conservation Area are considered to be acceptable, given the backdrop of residential units upon which the proposed dwelling will be viewed and the screening qualities of the existing boundary treatments.

Parking and the impact upon highway safety:

- 7.12 The existing curtilage of 2 West Street affords space for two vehicles to be parked on a gravelled area to the southeast of the dwelling. The proposal will reduce parking provision to the front of 2 West Street to one vehicle.

- 7.13 The proposed dwelling would have two parking spaces (including an internal parking space) along with the external arrangement to the front of the dwelling.
- 7.14 The revised site layout plan (21515/51a) represents a layout which delivers independently workable, effective off-street parking spaces for both the existing and proposed dwelling. HDC Highways team raised no objection to the revised scheme; however a condition which removes Permitted Development rights in order to ensure the integral parking area of the proposed dwelling is necessary. As such, given the proximity of the application site to the town centre and numerous public transport links, with the addition of a condition as outlined above the proposal would have an acceptable impact upon highway safety.

Conclusion:

- 7.15 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 conditions to include the following
- Time limit
 - In accordance with plans
 - Materials
 - PD rights removed (Classes A, B and E)
 - Garage to be retained for car parking
 - Side facing landing window to be obscure glazed
 - Landscaping to be implemented as per approved plans

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CONTACT OFFICER:

Enquiries about this report to **Mr James Lloyd Assistant Development Management Officer 01480 388389**

HUNTINGDON TOWN COUNCIL**PLANNING COMMENTS : 29th October 2015**

15/01117/REM

Approval of appearance, layout, landscaping and scale in respect of the construction of 128 dwellings, pocket park, associated highways, landscaping, and ancillary works. Alconbury Weald, Ermine Street, Little Stukeley.

Members noted this with thanks.

15/01353/FUL

Mr and Mrs Tran and Nguyen, 2 West Street, Huntingdon, PE29 1WT

New dwelling and demolition of single storey side lean to adjacent dwelling.

Recommend REFUSAL. Members considered this overdevelopment of the site.

15/01485/HHFUL

Mr John Gibson, 52 Wertheim Way, Huntingdon, PE29 6UX

First Floor Extension over existing accommodation. 52 Wertheim Way, Huntingdon, PE29 6UX

Recommend APPROVE

The District Council has received further information in connection with the planning application that has been made for the development of the site.

Recommend REFUSAL. Members considered this to be overdevelopment of the site, and that it could cause damage to the environment. Members questioned if Huntingdonshire District Council had received letters of objection.

15/01669/FUL

Huntingdonshire Society for the Blind, 8 St Marys Street, Huntingdon, PE29 3PE

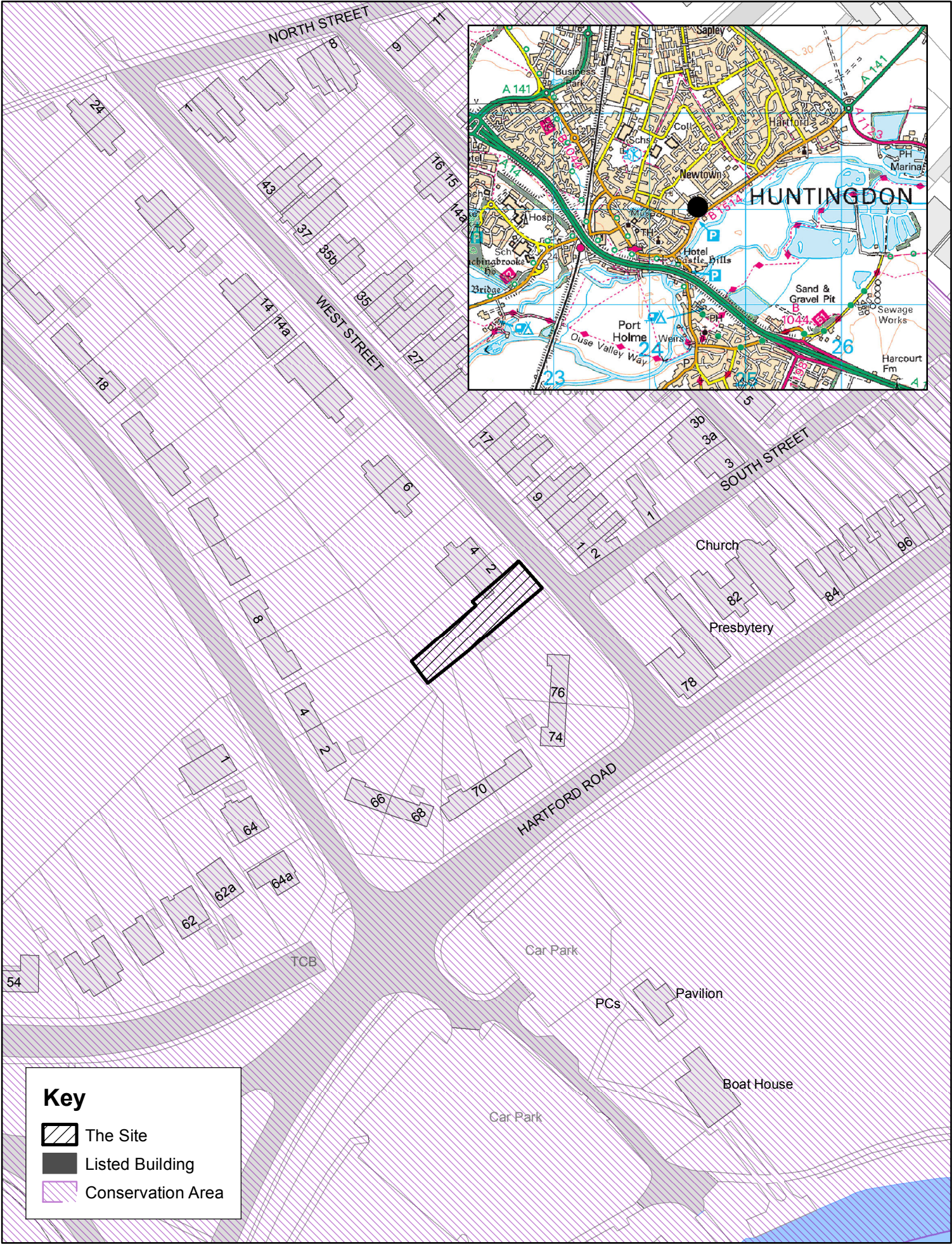
Alterations and extension (single storey) to existing building. 8 St Marys Street, Huntingdon, PE29 3PE

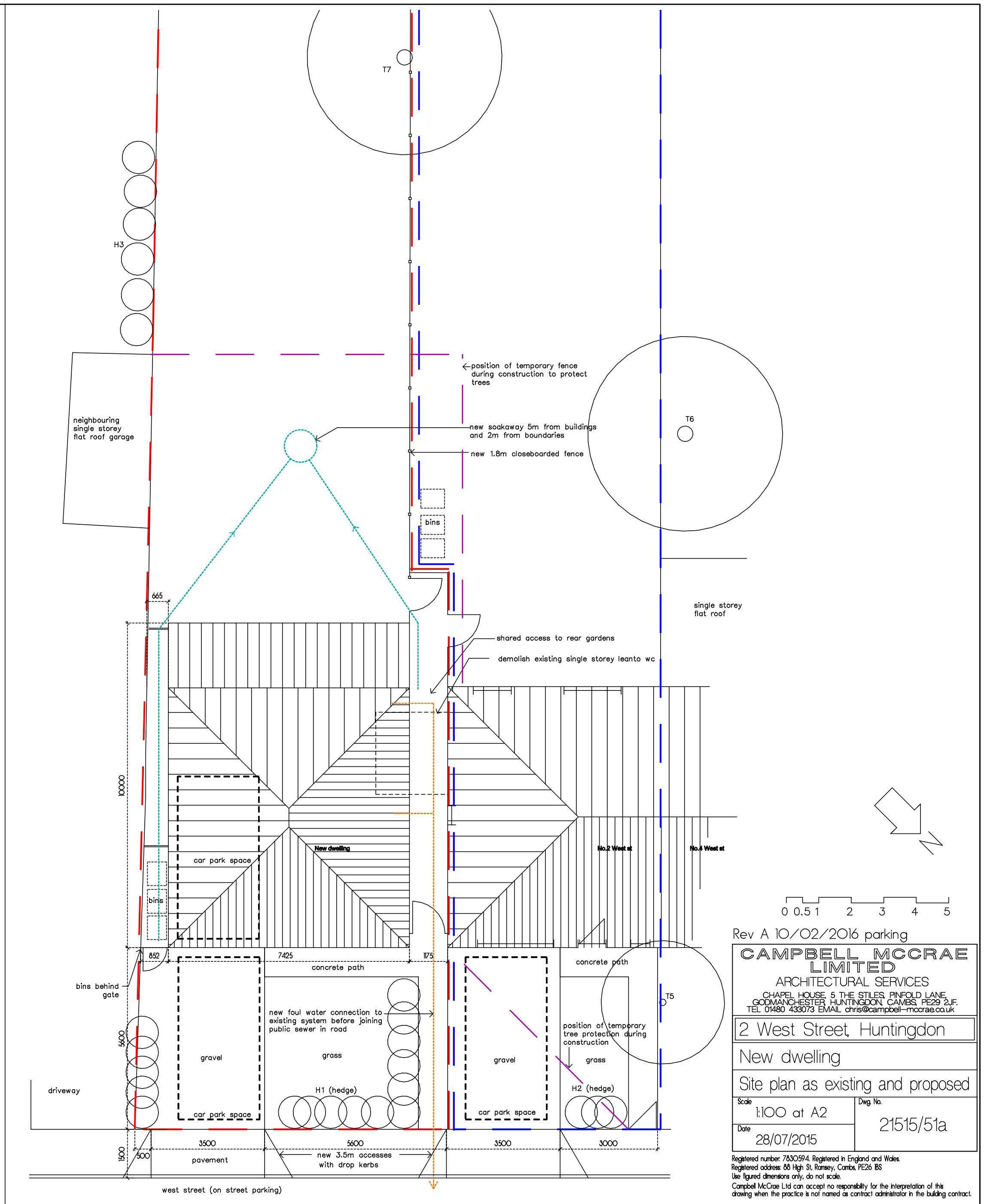
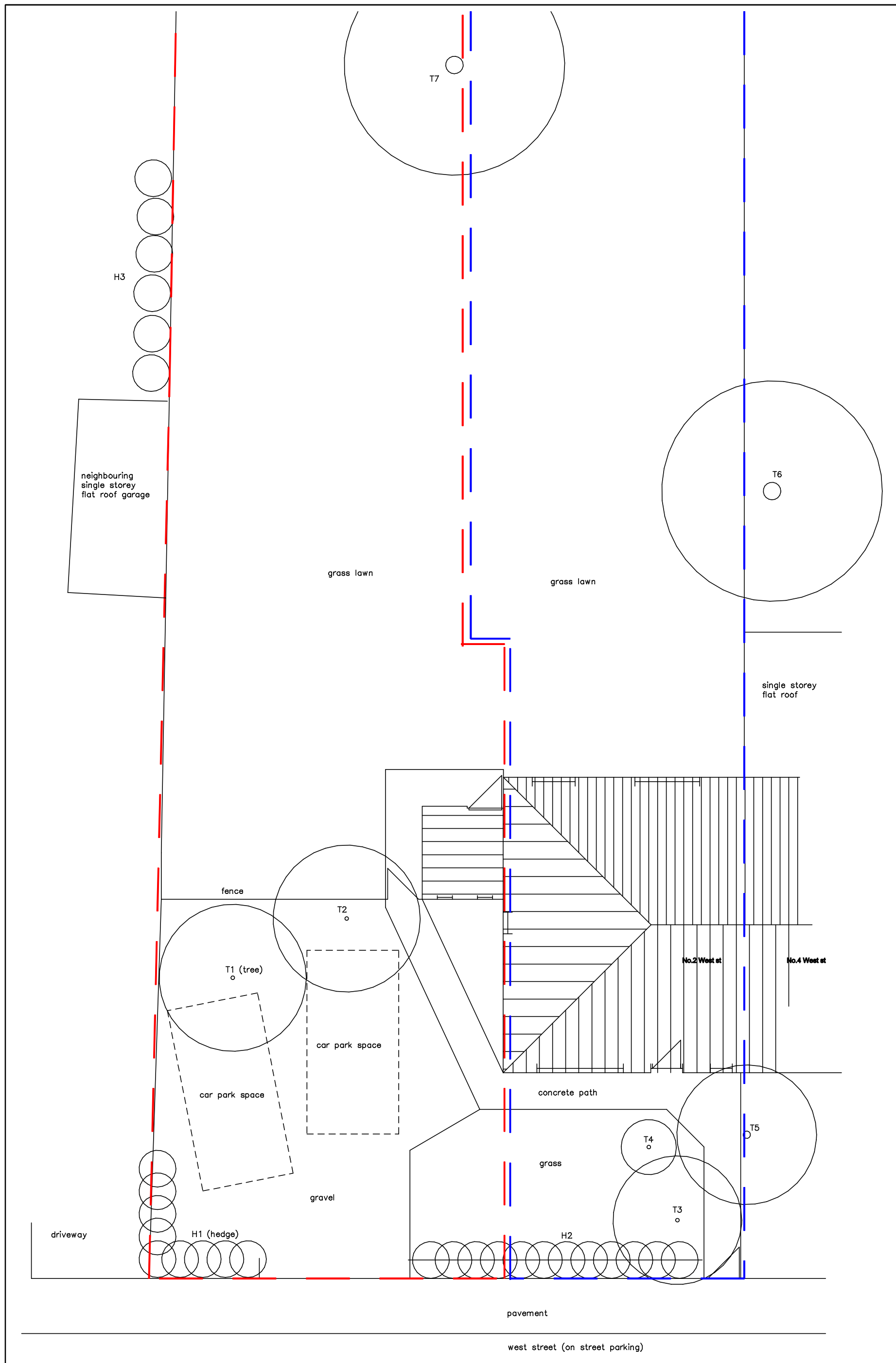
Recommend APPROVAL

Development Management Panel

Scale =1:1,250
Date Created: 05/04/2016

Application Ref:15/01353/FUL
Location: Huntingdon





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Rev A 10/02/2016 parking

CAMPBELL MCCRAE LIMITED
ARCHITECTURAL SERVICES
CHAPEL HOUSE 5 THE STILES PINFOLD LANE
GODMANCHESTER HUNTINGDON CAMBS PE29 2JF
TEL 01480 433073 EMAIL chris@campbell-mccrae.co.uk

2 West Street, Huntingdon

New dwelling

Site plan as existing and proposed

Scale 1:100 at A2	Dwg No. 21515/51a
Date 28/07/2015	

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