

DEVELOPMENT MANAGEMENT COMMITTEE 22nd AUGUST 2022

Case No: 22/01102/FUL

Proposal: CONSTRUCTION OF NEW DWELLING WITH
ASSOCIATED OUTBUILDING AND PARKING (PART
RETROSPECTIVE)

Location: 9 ALABAMA WAY, ST IVES, PE27 6SH

Applicant: WP DESIGN

Grid Ref: 530179 272730

Date of Registration: 17.05.2022

Parish: ST IVES

RECOMMENDATION – APPROVE

This application is referred to the Development Management Committee (DMC) as the Local Planning Authority's recommendation of approval is contrary to St Ives Town Council's recommendation of refusal.

1. DESCRIPTION OF SITE AND APPLICATION

- 1.1 The application site is located on the eastern edge of St Ives surrounded by residential development to the east, south and west and a play area to the north. The area is a typical 1970s housing estate characterised by linear residential development and cul-de-sacs with pedestrian walkways. Plots are generally rectangular in shape, with the dwellings being set back and of a staggered form, from the road edge, with adequate off street parking and small front gardens.
- 1.2 The site previously comprised of open space between Alabama Way and Virginia Way. Planning permission was granted by DMC in September 2018 under application reference 17/02268/FUL for the erection of a detached 4 bed dwelling with off road parking and a side and rear garden. A dwelling has been substantially built on site however the internal layout, materials and fenestration as built is not in accordance with the development approved under 17/02268/FUL. Furthermore, an outbuilding has been erected in the rear garden which does not have planning permission. This application is part retrospective and seeks to regularise the as built development as well as

proposing a new site layout to address the adoption of the public footpath (Public Footpath No 22, St Ives) to the east boundary of the site which came into operation after the previous permission.

- 1.3 This is a full planning application for the construction of a new dwelling with associated outbuilding and parking (part retrospective). It is a material planning consideration that permission has previously been granted for a similar development.

2. NATIONAL GUIDANCE

- 2.1 The National Planning Policy Framework (20 July 2021) (NPPF 2021) sets out the three objectives – economic, social and environmental – of the planning system to contribute to the achievement of sustainable development. The NPPF 2021 at paragraph 10 provides as follows: 'So that sustainable development is pursued in a positive way, at the heart of the Framework is a presumption in favour of sustainable development (paragraph 11).'

- 2.2 The NPPF 2021 sets out the Government's planning policies for (amongst other things):
- * delivering a sufficient supply of homes;
 - * achieving well-designed places;
 - * conserving and enhancing the natural environment;
 - * conserving and enhancing the historic environment.

- 2.3 Planning Practice Guidance and the National Design Guide 2021 are also relevant and material considerations.

For full details visit the government website [National Guidance](#)

3. PLANNING POLICIES

- 3.1 Huntingdonshire's Local Plan to 2036 (Adopted 15th May 2019)
- LP1: Amount of Development
 - LP2: Strategy for Development
 - LP4: Contributing to Infrastructure Delivery
 - LP6: Waste Water Management
 - LP7: Spatial Planning Area
 - LP11: Design Context
 - LP12: Design Implementation
 - LP14: Amenity
 - LP15: Surface Water
 - LP16: Sustainable Travel
 - LP17: Parking Provision and Vehicle Movement
 - LP25: Housing Mix

- LP30: Biodiversity and Geodiversity
 - LP32: Protection of Open Space
- 3.2 Supplementary Planning Guidance (SPD)
- Huntingdonshire Design Guide SPD (2017)
 - Huntingdonshire Townscape and Landscape Assessment SPD (2022)
 - Developer Contributions SPD (2011)
 - Cambridgeshire Flood and Water SPD (2017)
 - Annual Monitoring Report, regarding housing land supply.

For full details visit the government website [Local policies](#)

4. PLANNING HISTORY

- 4.1 17/00415/FUL – Two new build private dwellings – Withdrawn by applicant
- 4.2 17/02268/FUL – New build private dwelling – Granted
- 4.3 20/80256/COND – Conditional Information for 17/02268/FUL: C3 (materials), C4 (landscape), C7 (access drainage), C9 (off site highway), C10 (floor level) – Conditions 3, 9 and 10 discharged, Conditions 4 and 7 not discharged

5. CONSULTATIONS

- 5.1 St Ives Town Council: - Recommend refusal. Overdevelopment and the development would create access issues for pedestrians and vehicles.

- 5.2 HDC Urban Design: - No objection. This forms a retrospective application for an already part constructed dwelling and follows approval of 17/02268/FUL.

The amendments include changes to the site layout, internal alterations (garage replaced with accessible bedroom 4, addition of a ground floor WC/Wet room and utility room and reduction in size of the plant / store room) and amendments to the elevations and fenestration (size of bedroom windows on the front elevation and reduction in the area of facing brickwork).

Whilst the reduction of facing brickwork and replacement with grey cladding is regrettable, these amendments to the elevations are minor and considered acceptable on balance.

The submission also includes a separate single storey ancillary building and accommodates the cycle parking requirements for the dwelling which was previously accommodated within the proposed undersized garage.

The revised site plan omits the 2.4m wide gated access to the adjacent HDC owned land located to the rear of the property and

introduces a separate permitted clear level 2.4m wide access route to the east of the site (between the proposed dwelling and the rear boundaries of Nos. 11 and 13 Virginia Way). Urban Design are concerned this area of land which forms part of the structural landscape buffer known as the 'Long Plantation' to the rear of properties in Virginia Way and Hill Rise is poorly overlooked from the proposal and neighbouring dwellings and could be prone to future antisocial behaviour. Subject to agreement from HDC Estates Team we recommend this access is gated to secure this part of the site.

This proposed new access to the HDC owned land has resulted in parking spaces 02 and 03 being located further west closer to the dwelling, whilst vehicle tracking has been provided for parking space 02, tracking is necessary for parking space 03 given the smaller turning / manoeuvring space in front of the dwelling.

The extent of landscaping adjacent to the northern boundary between the proposed garden and the adjacent HDC owned land has also reduced – additional landscaping is recommended to strengthen this existing landscape buffer. Note Condition 7 Landscaping is yet to be approved under the 20/80256/COND condition discharge submission.

- 5.3 Cambridgeshire Constabulary: - No objection. I have researched our crime and incident systems and have found no incidents for this location during the last 2 years, I have now spoken to the local PCSO and they confirm they have no problems here either. As this is now a public right of way it obviously can't be gated. While it would appear that there might be no active rooms overlooking the open space area I think any future issues would be picked up very quickly.

My suggestion would be that if there are problems in the future, consideration could be given to fencing along the length of the footpath up to the tree line with a locked gate to allow for maintenance. There may of course never be a need to do anything.

I would however recommend that with a 2.4m wide footpath, if it is permitted on a public right of way, that bollards are root-fitted at the entrance to stop cars, vans and caravans from having access.

- 5.4 CCC Highways (Rights of Way): - No objection. I have been asked to comment upon Planning Application 22/01102/FUL and recommendation from Cambridgeshire Constabulary that bollards should be installed to prevent vehicle access along Saint Ives Public Footpath 22. My understanding is that the recorded

width of Saint Ives Public Footpath 22 is 1.5 metres, and the developer is to leave a 2.4 metre access route, which I assume is to allow maintenance to land at the rear of the property.

Any installation of barriers along a Public Right of Way will require the completion of a Barrier Application Form, which is attached for information or use.

As my role covers South Cambridgeshire District, I have not been able to visit Saint Ives Public Footpath 22 and therefore I have offered various general options for consideration. The fundamentals are that Public Rights of Way should remain unobstructed, and any barriers should be the least restrictive.

1.5 metre Public Right of Way

Where the Public Right of Way is visible on the ground, i.e., defined by surface type or other features, e.g., road studs in asphalt, the way must be accessible to all users. The minimum clear gap within a barrier should be 1.1 metres wide. Should a single bollard wished to be installed it should be to the side to leave as much of the central surface unobstructed. Installing two bollards, i.e., one either side of the Public Right of Way, may provide improved security. Tall bollards can be more easily levered over – particularly when the base is weak, i.e., set in the ground with insufficient stone/concrete or hinged. Locks can also become contaminated making them difficult to use and vulnerable as a security measure where they are not shielded/housed.

Bollards do attract dogs to use them. Personal hygiene of humans operating bollards at ground level may need to be considered.

An alternative to bollard(s) may be a suitable pedestrian gate or other suitable gate. There are many such gates available and designed to standards accommodating most users.

2.4 shared access

The comments relating to a 1.5 metre width are relative to this width.

Further gate options might be “a gate within a gate” or a “two in one gate”

Height restrictors may also be suitable in preventing trucks and caravans.

- 5.5 CCC Highways: - No objection. I note regarding this application it is part retrospective and the same access plan has been submitted as for the previously approved scheme under application number 17/02268/FUL. The amended site plan 0145/051 rev F does not appear to be detrimental with regards to

highway safety over the previously approved 0145/051 rev D. I would therefore have no objections to that proposed subject to the same conditions previously requested.

- 5.6 HDC Estates/Open Spaces Team: - No objection. I assume there will still be grass to maintain between the woodland and the proposed new dwelling, if this is the case then drop down bollards would be required to allow the Grounds Maintenance crew to access the site and also for the tree maintenance team if they need to carry out work on the trees. Appropriate generic padlocks should be fitted to the bollards.
- 5.7 HDC Landscape Officer: - No objection. I've reviewed the landscape proposals, and, on the most part, the concerns raised by the landscape officer during the previous condition application (20/80256/COND) have been addressed. I am not however clear on the implementation programme and unfortunately the design statement does not shed any light on works already undertaken.

Some of the labels on the Ian Waters drawing 0145/054 Rev A read 'Planted Nov-April'. I am not clear on whether this means they have been planted Nov-April or whether there is an intention to plant them Nov-April. For the avoidance of doubt, the plan should be amended to include a note stating 'All landscape works to be carried out in the first available planting season following completion'. The landscaping plan could then be approved with a compliance condition.

6. REPRESENTATIONS

- 6.1 1 representation received in objection, raising the following matters:

The access for cars doesn't seem to be suitable, the proposed route will mean vehicles will gain access via the current path in front of the plot, this is currently a high traffic pedestrian area and is not used by vehicles.

The cladding used on the building is not acceptable. All the houses in the surrounding area are all constructed from the same brick, the cladding is unattractive and stops the house blending into the area. Additionally, it makes the property appear of poor quality and the visual appearance is not good for the area.

The House overlooks all the surrounding houses, the planning has hedges but these don't appear to be high enough, I would like to request hedges of over 6ft to allow some privacy to the surrounding residents.

7. ASSESSMENT

7.1 The main issues to consider in the determination of this application are:

- Principle of Development
- Loss of Open Space
- Design and Visual Amenity
- Residential amenity
- Highway Safety, Access and Parking Provision
- Biodiversity
- Accessible and Adaptable Dwellings
- Water Efficiency
- Other matters

Principle of Development

7.2 The application site is located within the built-up area of St Ives which is identified as a Spatial Planning Area in Policy LP7 of Huntingdonshire's Local Plan to 2036. Policy LP7 states that a proposal for housing development (class 'C3') will be supported where it is appropriately located within a built-up area of an identified Spatial Planning Area settlement. The application site is surrounded by existing residential development and therefore is considered to be appropriately located.

7.3 It is a material planning consideration that permission has previously been granted for a dwelling on the site and this is given significant weight. It should however be noted that the previous application was determined prior to the adoption of Huntingdonshire's Local Plan to 2036. At the time of the previous application, the adopted Development Plan policies relevant to the supply of housing (En17 and H23 of the Huntingdonshire Local Plan 1995 and CS2 and CS3 of the Huntingdonshire Core Strategy 2009) were not up to date or consistent with the aims of the National Planning Policy Framework (NPPF). As such, the 'tilted balance' as set out within paragraph 11 of the NPPF was engaged in the decision-making.

7.4 Huntingdonshire's Local Plan to 2036 is now adopted and fully up to date, as such the 'tilted balance' is not applied in this instance. It is considered that the proposal accords with Policy LP7 and the principle of the development is supported, subject to other material planning considerations outlined below.

Loss of Open Space

7.5 Policy LP32 (Protection of Open Space) of the adopted Local Plan sets out that a proposal which would lead to the partial or

whole loss of an area of open space of public value will only be supported where there would be no significant adverse impact on the character of the surrounding area.

- 7.6 As previously mentioned, the application site formerly comprised open space. Although this was privately owned at the time of the previous application, it was considered that it functioned as public open space in the sense that it was accessible to the public. As such, an open space assessment was submitted under the previous application which set out that the site was not allocated open space and that there are significant levels of public open space within the immediate area, including Hill Rise Park. Officers concluded in the Officer Report for 17/02268/FUL that the site was surplus to open space requirements in the west ward of St Ives and it did not provide a valuable environmental function to such an extent that it should be retained as such.
- 7.7 A dwelling is now substantially built and therefore the site no longer functions as open space. Notwithstanding this, it is considered that on balance, the proposal complies with the aims of Policy LP32 in that the loss of open space is not detrimental to the character of the area.

Design and Visual Amenity

- 7.8 The two-storey detached dwelling as built is located to the east of No 7 Alabama Way and to the west of 11 Virginia Way. The footprint, size, scale and design of the dwelling reflects that previously approved under 17/02268/FUL. The key differences under this application includes changes to the fenestration, materials, dimensions of the front porch and the outbuilding as shown on the submitted drawings and as seen on site.
- 7.9 The front porch has a flat roof design with the front door located to the side. It measures 3.787 metres in width which represents an increase of approximately 1 metre from the previously approved scheme. Whilst the external material used for the porch is brickwork, the amount of brickwork on the rest of the dwelling has been reduced in comparison to the previous scheme. The as built dwelling is predominantly render and fibre cement feather edge cladding. The Urban Design Team have acknowledged that the reduction of brickwork and replacement with grey cladding is regrettable. However, the siting and location of the dwelling is such that it does not appear incongruous or unduly prominent within the street scene and the use of cladding and render creates a contrast and variation between the new and

old development. The proposal also includes smaller windows which are in keeping with the neighbouring properties.

- 7.10 An outbuilding has been constructed in the north eastern corner of the site. Based on the submitted drawings, the outbuilding measures 7.5 metres in width, 4 metres in depth and has a maximum height of approximately 2.4 metres. It has a mono-pitched roof design and the external materials are fibre cement cladding to match the main dwelling and a rubber flat roof with grey fascia board. The outbuilding is visible when viewed from the front of the dwelling and its roof will also be visible above the proposed 1.8 metre close boarded fence to the north and east boundary of the site. Given its subservient design and use of materials to match the dwelling, it is not considered there would be any adverse impact on the character and appearance of the surrounding area. The intended use of the outbuilding is an ancillary garden room and bike store. A condition is recommended to ensure that the outbuilding is retained as such.
- 7.11 A Landscaping Plan has been submitted (drawing number 0145/054 A) which provides details of hard and soft landscaping. The driveway, path and patio areas would comprise grey block paving and the parking areas would be gravel. A 0.6 metre post and rail fence and hedge are proposed to the front of the site and a 1.8 metre close-boarded fence to the side and rear boundaries. A native hedge is also proposed to the eastern part of the site which wraps around to the rear behind the outbuilding. Two trees are proposed either side of the outbuilding. The soft landscaping will be implemented in the next planting season (November 2022 – April 2023). The Landscape Officer is satisfied with the proposals and recommends a condition be imposed to ensure the landscaping details are complied with.
- 7.12 Overall, it is considered that the proposal is well designed and contributes positively to the character and appearance of the surrounding area. The proposal therefore accords with Policies LP11 and LP12 of Huntingdonshire's Local Plan to 2036 in this regard.

Residential amenity

- 7.13 Policy LP14 of the Local Plan to 2036 states a proposal will be supported where a high standard of amenity is provided for all users and occupiers of the proposed development and maintained for users and occupiers of neighbouring land and

buildings. One representation has been received which has been summarised in Section 6 of the report.

- 7.14 The dwelling faces towards the side elevation, front garden and driveway area of No 12 Alabama Way of which only a first-floor side window exists. This window appears to serve a non-habitable room such as a landing or bathroom. It is therefore not considered that the proposal would a significant impact upon the private amenity of No 12 Alabama Way.
- 7.15 The neighbouring property to the west of the application site is No 7 Alabama Way. Due to the siting of the subject dwelling to the side of this neighbouring property and the 3-metre gap between the flank wall of the dwelling and party boundary, it is not considered there is any harmful overbearing impact created. A small high-level window serving a bedroom is shown on the submitted drawings. There are no windows which serve a habitable room on the side elevation of No 7 Alabama Way, as such there would be no detrimental loss of privacy.
- 7.16 There are several dwellings located to the east of the site on Virginia Way, including No 11 and 13. These properties are approximately 20 metres away and separated by gardens and boundary treatment in the form of fencing, trees and the additional fencing and hedgerow planting proposed. Furthermore, the western elevation of the dwelling contains only one high level bedroom window which ensures there is no overlooking or loss of privacy to the neighbouring properties on Virginia Way.
- 7.17 The dwelling itself is considered to have sufficient private amenity space in the form of a private rear and side garden area and off-street parking. Overall, it is considered that a high standard of amenity would be provided for all users of the development and maintained for neighbours. The development is considered acceptable in terms of overshadowing, overlooking, overbearing impact, loss of privacy, loss of light and would not have a significant detrimental impact upon residential amenity, in accordance with Policy LP14 of Huntingdonshire's Local Plan to 2036.

Highway Safety, Access and Parking Provision

- 7.18 Policy LP17 of the Local Plan to 2036 seeks to ensure that new development incorporates appropriate space for vehicle movements, facilitates access for emergency vehicles and

service vehicles and incorporates adequate parking for vehicles and cycles.

- 7.19 Access is gained from the turning head on Alabama Way which is restricted to vehicular access for the property only. The proposed site plan (drawing number 0145/051 F) shows traffic bollards on the path in front of the dwelling. The Highway Authority has commented that the access arrangements are the same as previously approved under 17/02268/FUL and therefore no objections have been raised.
- 7.20 As previously mentioned, the site layout has been revised following the previous permission to address the adoption of the public footpath (Public Footpath No 22, St Ives) to the east boundary of the site which came into operation on 26 August 2020. The public footpath runs from the footpath which connects Alabama Way and Virginia Way, through Long Plantation and then to a footway leading to Hill Rise Park. A 2.4 metre gap is shown on the submitted site plan to ensure the public footpath remains unobstructed, and for maintenance purposes to the Council owned parcel of land to the rear of the site. The provision of removable bollards to prevent vehicular access at the end of the footpath connecting Alabama Way and Virginia Way accords with the advice received from HDC's Urban Design Team, HDC's Estates and Open Spaces Team and Cambridgeshire Constabulary.
- 7.21 The proposed car parking is located to the side and front of the dwelling. The integral garage previously approved has not been built as a garage. A small window has been incorporated on the front elevation (shown on the submitted plans) and this is proposed to be used as a store and additional bedroom. A replacement off-street parking space is proposed to the west of the dwelling and cycle storage is proposed in the outbuilding to the rear.
- 7.22 The concerns raised by the Town Council in respect of potential access issues for pedestrians and vehicle are acknowledged. However, Officers do not consider that the proposed site layout or access as previously approved would give rise to detrimental highway safety issues. Furthermore, the Highway Authority have raised no objection, subject to the imposition of conditions which ensure no gates are erected on the access without written consent, the height of the front boundary is maintained at 0.6 metres in height and adequate drainage measures are installed at the new access. With the above, the development is

considered acceptable in terms of highway safety and parking provision. The proposal therefore accords with Policies LP16 and LP17 of Huntingdonshire's Local Plan to 2036.

Biodiversity

- 7.23 Policy LP30 of the Huntingdonshire Local Plan advises that all development provides a net gain in biodiversity where possible, and that this should be appropriate to the scale, type and location of development.
- 7.24 No preliminary ecological appraisal has been submitted as a part of the application, however given the fallback of the previous permission a request for this information is not justified in this instance. Notwithstanding this, hedge and tree planting is proposed as part of the development which is considered sufficient to ensure no net loss in biodiversity. On balance, the proposal accords with Policy LP30 of the Local Plan to 2036.

Accessible and Adaptable Dwellings

- 7.25 Policy LP25 of the Local Plan to 2036 requires proposals that include housing to meet the optional Building Regulation requirement M4(2) "Accessible and adaptable dwellings" unless it can be demonstrated that site specific factors make this unachievable.
- 7.26 The agent confirmed on 01/09/2022 that the development has been designed and built in accordance with the M4(2) standards. A condition will be imposed to ensure that these standards are maintained for the life of the development.

Water Efficiency

- 7.27 Policy LP12 of the Local Plan to 2036 requires proposals that include housing to comply with the optional building regulation for water efficiency, as set out in Approved Document G.
- 7.28 The agent has confirmed on 01/09/2022 that the development has been built in accordance with the LP12(j) standards. A condition will be imposed upon any consent to ensure these standards are maintained for the lifetime of the development.

Other Matters

Community Infrastructure Levy (CIL):

- 7.29 The development will be CIL liable in accordance with the Council's adopted charging schedule; CIL payments will cover footpaths and access, health, community facilities, libraries and lifelong learning and education.

Unilateral Undertaking for Wheeled Bins:

- 7.30 A Unilateral Undertaking (dated 09/06/2022) to secure the provision of wheeled bins has been submitted as part of the application. On this basis, the proposal would provide a satisfactory contribution to meet the tests within the CIL Regulations. The proposal would therefore accord with Policy LP4 of Huntingdonshire's Local Plan to 2036 and the Developer Contributions Supplementary Planning Document (2011).

Planning Balance and Conclusion

- 7.31 The proposed development is considered to be compliant with relevant national and local planning policy as:
- The principle of the development within built-up area of St Ives is acceptable;
 - The loss of open space is not detrimental to the character of the area;
 - The proposed development would have no significant adverse impact on the overall character or appearance of the area;
 - The proposal would satisfactorily safeguard the amenities of neighbouring dwellings and the future occupants of the proposed dwellings;
 - There are no overriding highway safety issues and the proposal is acceptable with regards to parking provision;
 - The proposal is acceptable with regards to biodiversity;
 - The proposal is acceptable with regards to meeting requirements for accessible and adaptable homes;
 - The proposal is acceptable with regards to meeting requirements for water efficiency.
- 7.32 On balance, the development is consistent with the Development Plan when taken as a whole and is acceptable. There are no other material planning considerations which have a significant bearing on the determination of this application.

8. RECOMMENDATION – APPROVAL subject to conditions to include the following

- Approved plans
- Materials as specified on plans/application form
- Hard and soft landscaping compliance
- Removal of Permitted Development Rights (Schedule 2, Part 2, Class A) in respect of gates at the access
- Implementation of parking and turning areas
- Access drainage measures
- Maintenance of front boundary at 0.6 metres
- Off-site highway improvements
- Compliance with 'accessible and adaptable' requirements
- Compliance with water efficiency standards
- Ancillary use of outbuilding

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 **Lucy Pateman, Senior Development Management Officer** – lucy.pateman@huntingdonshire.gov.uk

APPLICATIONS FOR PERMISSION FOR DEVELOPMENT
8 June 2022

Application No Applicant/Agent	Proposed Development	Comments
22/00661/FUL Mr Zaghum Ali Mr Richard Biddle 60 Maytrees St Ives PE27 5WZ	Proposed removal of existing garage and replace with 2 storey dwelling 7 The Mallards St Ives	APPROVAL SUBJECT TO <ul style="list-style-type: none"> - The roofline remaining at the same height as neighbouring properties - The loss of car parking being addressed - The hedge would decrease visibility and should not be permitted
22/00795/ADV Mr Matthew Hays 12 The Rosary Fen Drayton CB24 4SQ	Replacing old fascia sign and hanging sign 8 The Pavement St Ives	APPROVAL <ul style="list-style-type: none"> - No adverse impact on the street scene
22/00881/FUL Mr Poppy Ball Mr Aurimas Leliukas 28 Pheasant Rise Bar Hill CB23 8SA	First floor rear extension and internal amendments. 43 Green Leys St Ives	APPROVAL <ul style="list-style-type: none"> - Appropriate scale of development - In keeping with the street scene
22/01018/NMA Mr and Mrs Parsons Bassett Architects 24 Burkett Way Histon CB24 9XU	Amendment to 21/02840/HHFUL: Changes to the rear elevation - Mirroring the location of the windows facing the rear garden 39 Tenterleas St Ives	The Committee has no objection to the changes and has no additional comments to make on this application

<p>22/01036/s73</p> <p>Mr Daniels Gary Johns Architects 44 Silver Street Ely CB7 4JF</p>	<p>Variation of condition 2 (Plans) and 6 (In accordance with FRA including levels) for 20/02206/FUL to increase in the Finished Floor Level as stated on the plans and sections and within Condition 6 of the planning approval</p> <p>Old Sub Station Priory Road St Ives</p>	<p>The Committee has no objection to the changes and has no additional comments to make on this application</p>
<p>22/01102/FUL</p> <p>W P Design Ian Waters Design Ltd 43 Needingworth Road St Ives PE27 5JT</p>	<p>Construction of new dwelling with associated outbuilding and parking</p> <p>9 Alabama Way St Ives</p>	<p>REFUSAL</p> <ul style="list-style-type: none"> - Overdevelopment - The development would create access issues for pedestrians and vehicles
<p>22/80083/COND</p> <p>Mr M Sandford Glasshouse 27 Chapel Lane Letty Green SG14 2PA</p>	<p>Conditional information for 19/02280/FUL: C7 (Floor and Site Levels), C8 (Surface Water Drainage), C9 (Land Contamination), C11 (Access Drainage Details), C13 (Hard Surfacing) and C16 (Evacuation Drainage)</p> <p>Land north of The How Houghton Road St Ives</p>	<p>OBSERVATION</p> <ul style="list-style-type: none"> - The Committee has concerns about the extension of the drainage system and requires further, and more simplified information, on how this will be achieved and the impact on nearby watercourses

Development Management Committee



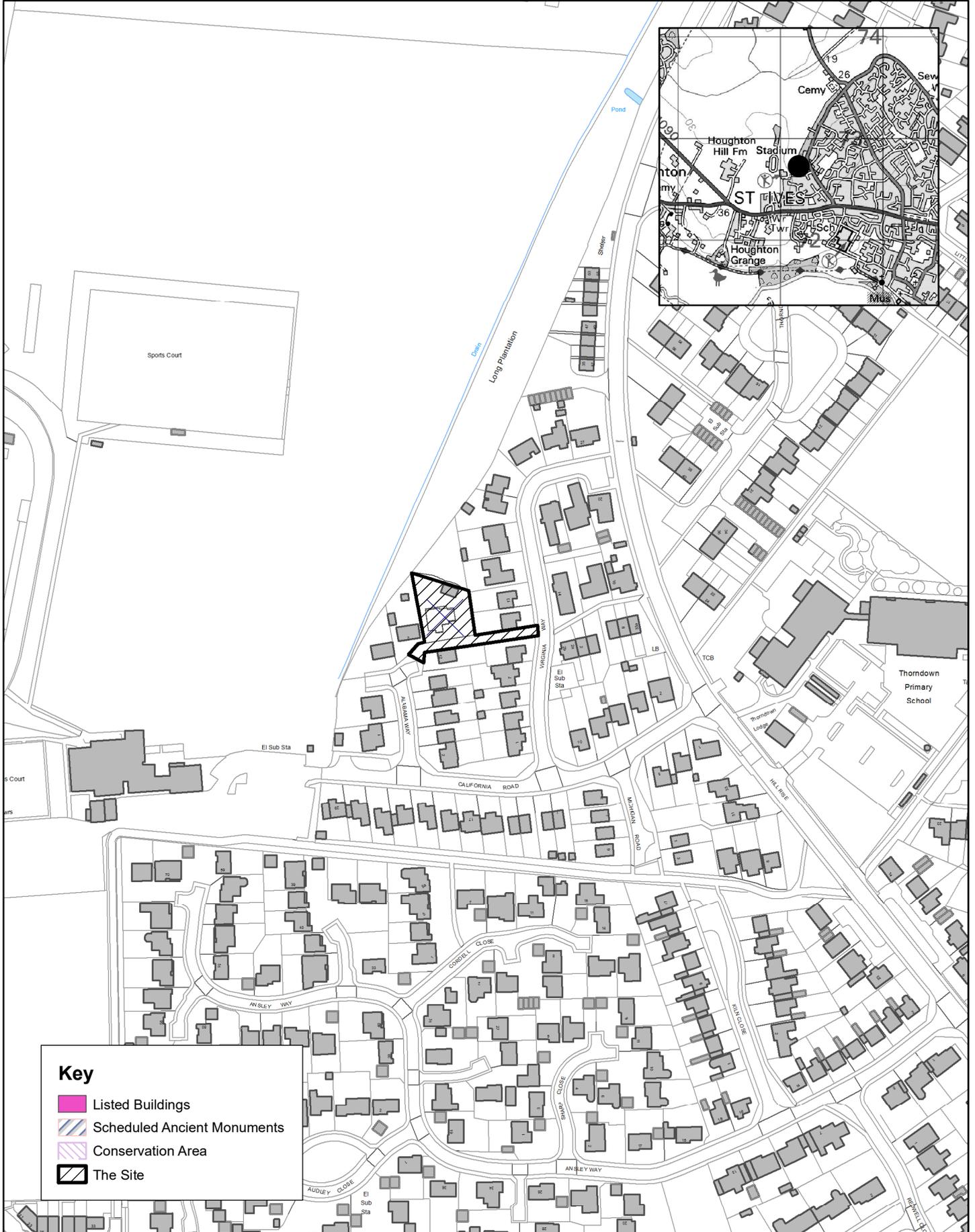
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Application Ref:22/01102/FUL

Date Created: 01/08/2022

Location: St Ives

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Ordnance Survey HDC 100022322





LOCATION PLAN
Scale 1:1250

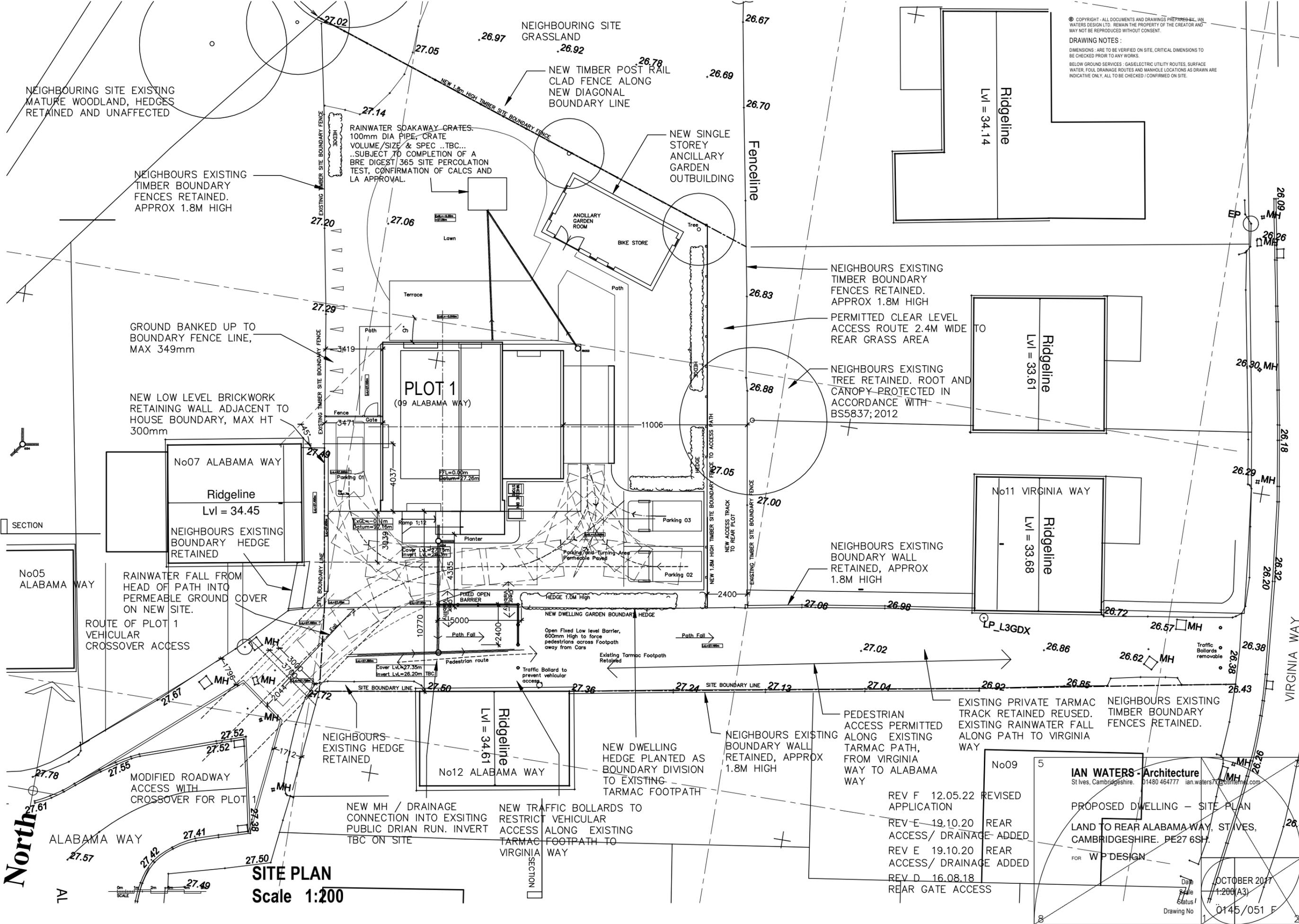
5	<p>IAN WATERS - Architecture St Ives, Cambridgeshire. 01480 464777 ian.waters77@btinternet.com</p>	3
<p>LAND TO REAR ALABAMA WAY, ST IVES, CAMBRIDGESHIRE. PE27 6SH.</p>		
<p>FOR W P DESIGN</p>		
<p>Date FEB 2017 Scale 1:250(A3) Status Drawing No 0145/001</p>		2
8		1

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DRAWING NOTES :

DIMENSIONS ARE TO BE VERIFIED ON SITE, CRITICAL DIMENSIONS TO BE CHECKED PRIOR TO ANY WORKS.

BELOW GROUND SERVICES - GASELECTRIC UTILITY ROUTES, SURFACE WATER, FOUL DRAINAGE ROUTES AND MANHOLE LOCATIONS AS DRAWN ARE INDICATIVE ONLY, ALL TO BE CHECKED / CONFIRMED ON SITE.



SITE PLAN
Scale 1:200

- REV F 12.05.22 REVISED APPLICATION
- REV E 19.10.20 REAR ACCESS/ DRAINAGE ADDED
- REV E 19.10.20 REAR ACCESS/ DRAINAGE ADDED
- REV D 16.08.18 REAR GATE ACCESS

IAN WATERS - Architecture
St Ives, Cambridgeshire. 01480 464777 ian.waters@ianwaters.com

PROPOSED DWELLING - SITE PLAN
LAND TO REAR ALABAMA WAY, ST IVES, CAMBRIDGESHIRE. PE27 6SH.

FOR WP DESIGN

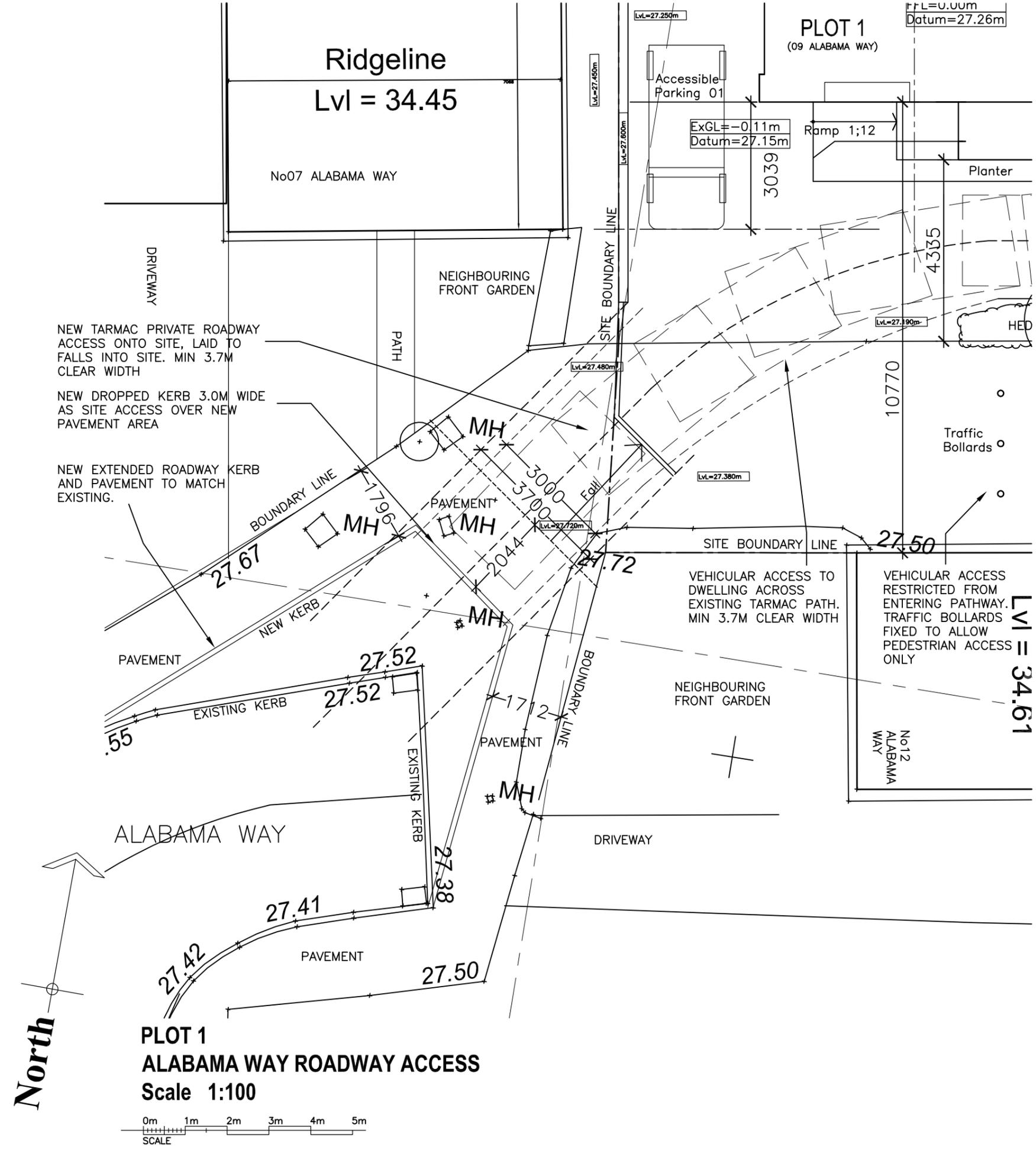
Date: OCTOBER 2017
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Drawing No: 0145/051 F



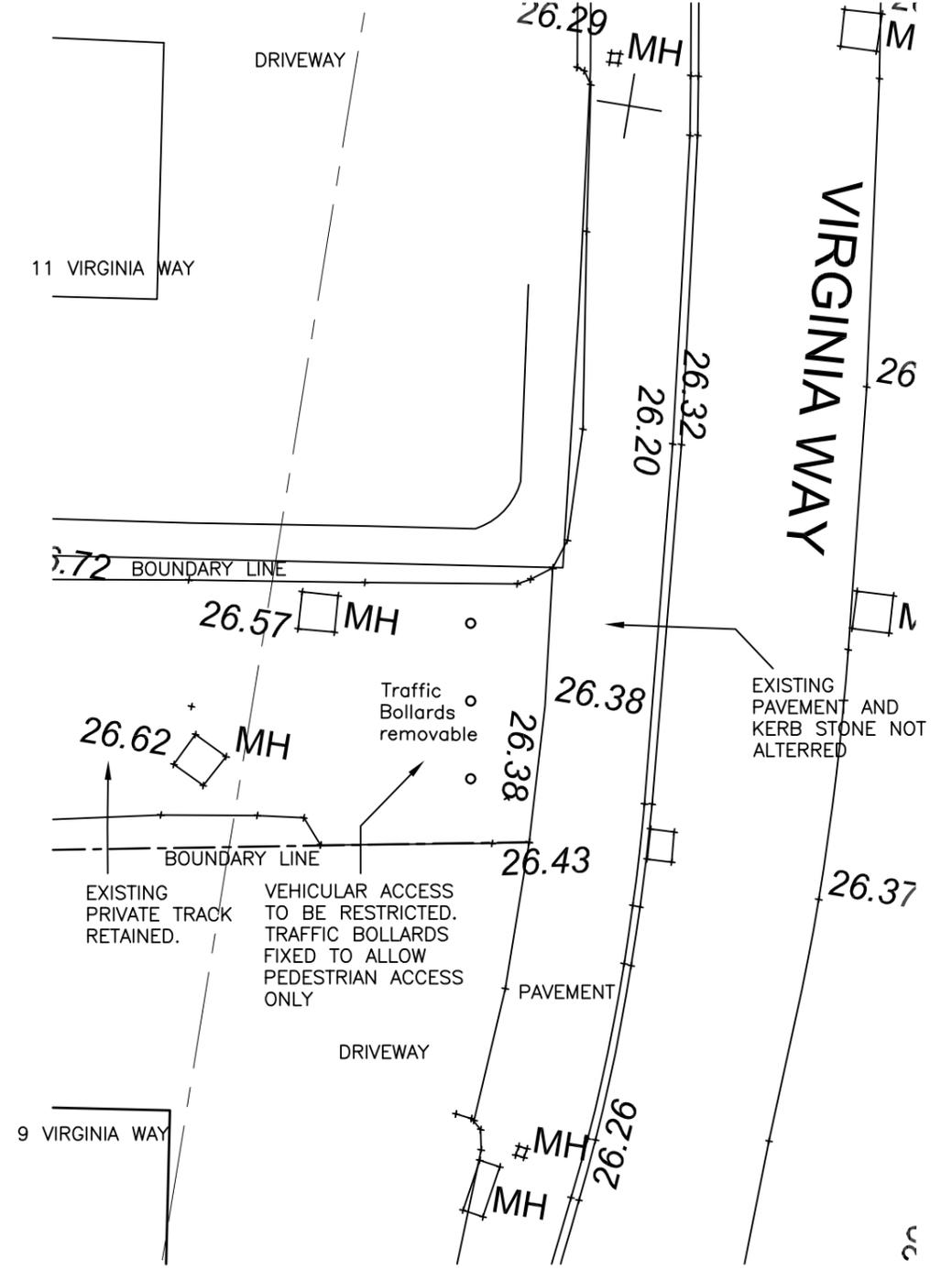
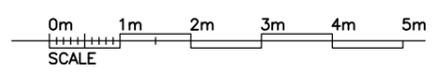
SECTION

North





**PLOT 1
ALABAMA WAY ROADWAY ACCESS
Scale 1:100**

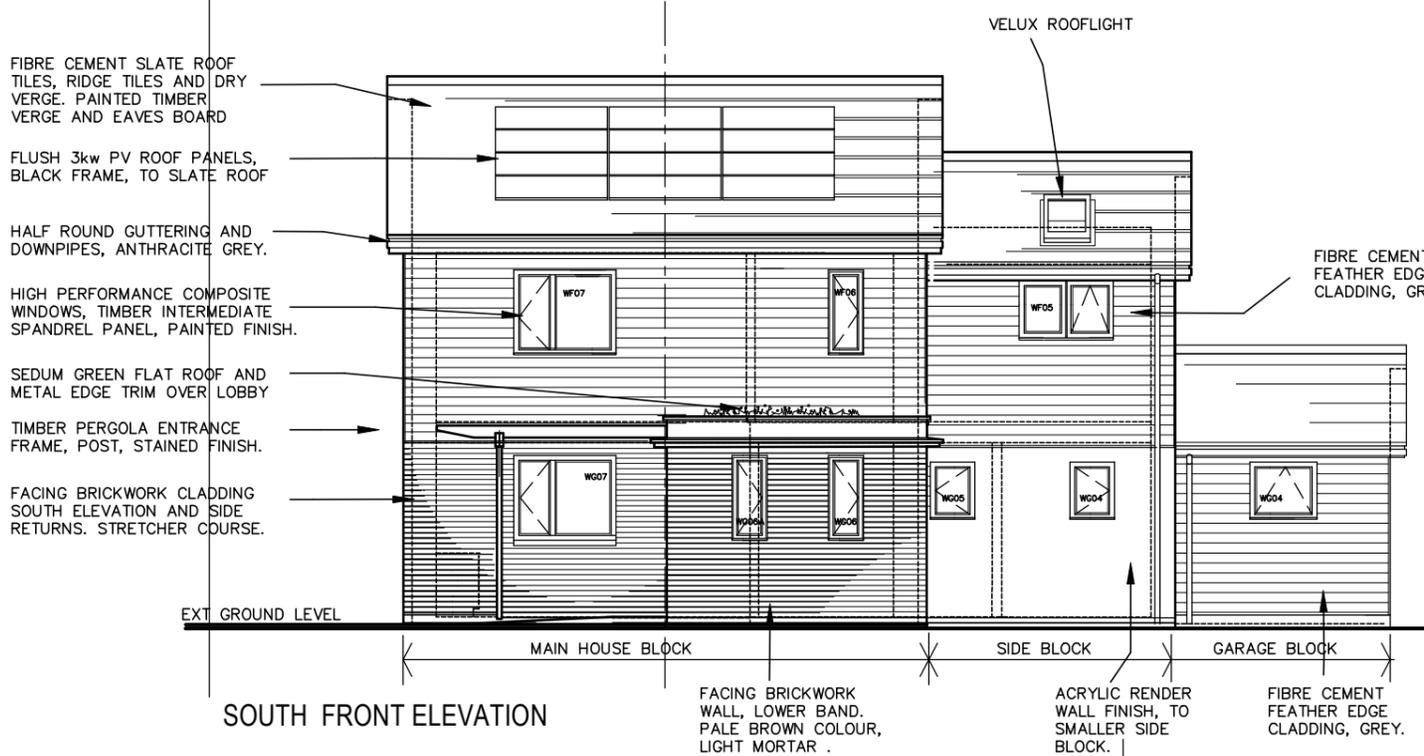


**VIRGINIA WAY ACCESS
Scale 1:100**

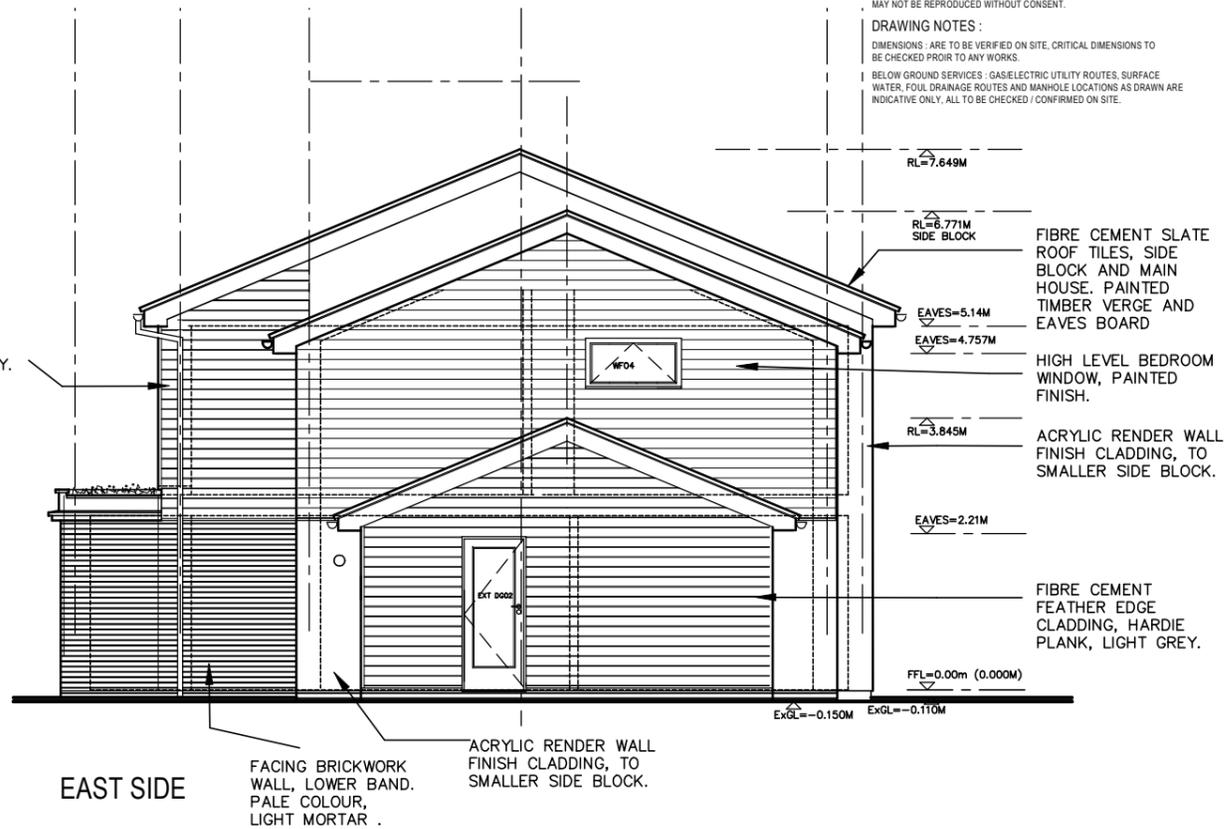
REV A 24.10.17
REVISED APPLICATION

<p>IAN WATERS - Architecture St Ives, Cambridgeshire. 01480 464777 ian.waters77@btinternet.com</p>	
<p>PROPOSED DWELLING - ACCESS PLANS</p>	
<p>LAND TO REAR ALABAMA WAY, ST IVES, CAMBRIDGESHIRE. PE27 6SH.</p>	
<p>FOR W P DESIGN</p>	
Date	FEB 2017
Scale	1:100 (A3)
Status	
Drawing No	0145/053 A

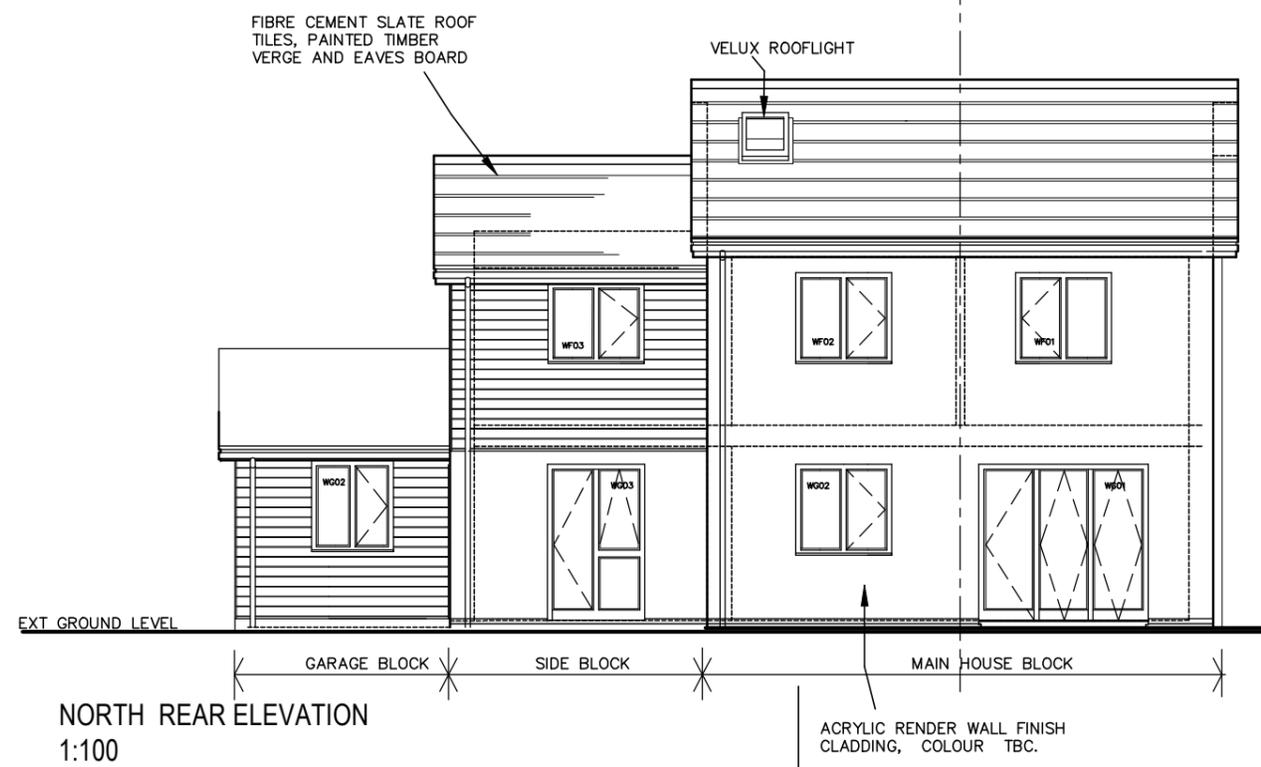
DRAWING NOTES:
 DIMENSIONS ARE TO BE VERIFIED ON SITE. CRITICAL DIMENSIONS TO BE CHECKED PRIOR TO ANY WORKS.
 BELOW GROUND SERVICES: GAS/ELECTRIC UTILITY ROUTES, SURFACE WATER, FOUL DRAINAGE ROUTES AND MANHOLE LOCATIONS AS DRAWN ARE INDICATIVE ONLY. ALL TO BE CHECKED / CONFIRMED ON SITE.



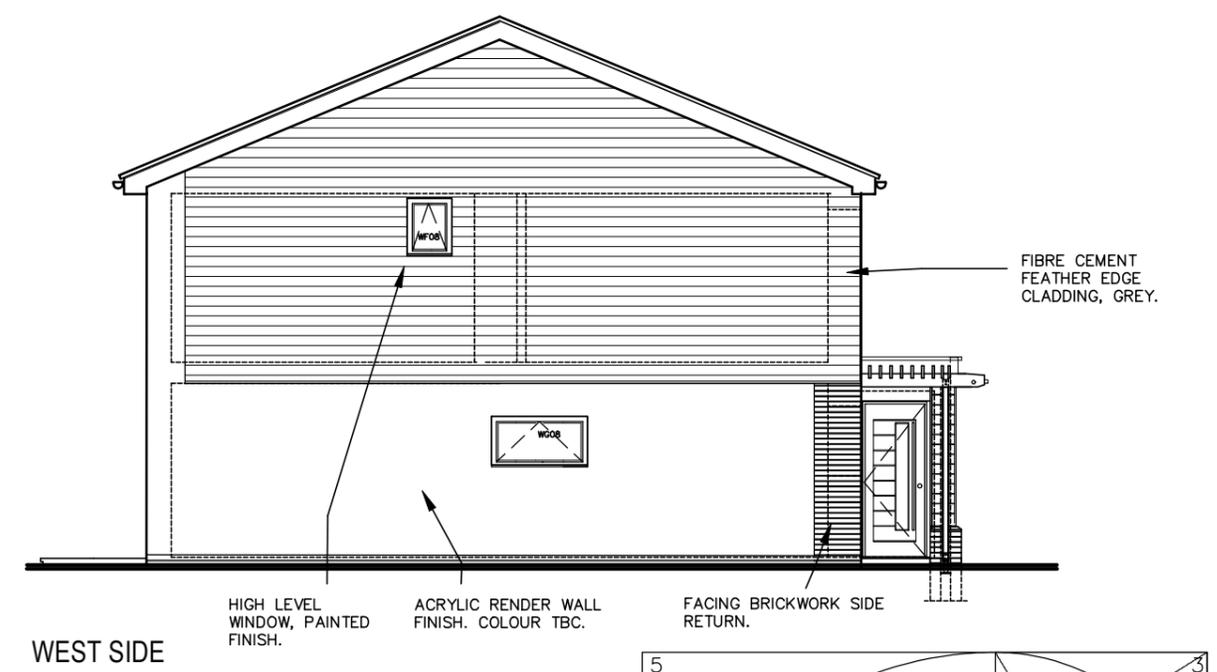
SOUTH FRONT ELEVATION



EAST SIDE



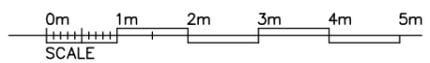
NORTH REAR ELEVATION
1:100



WEST SIDE

SECTION A-A

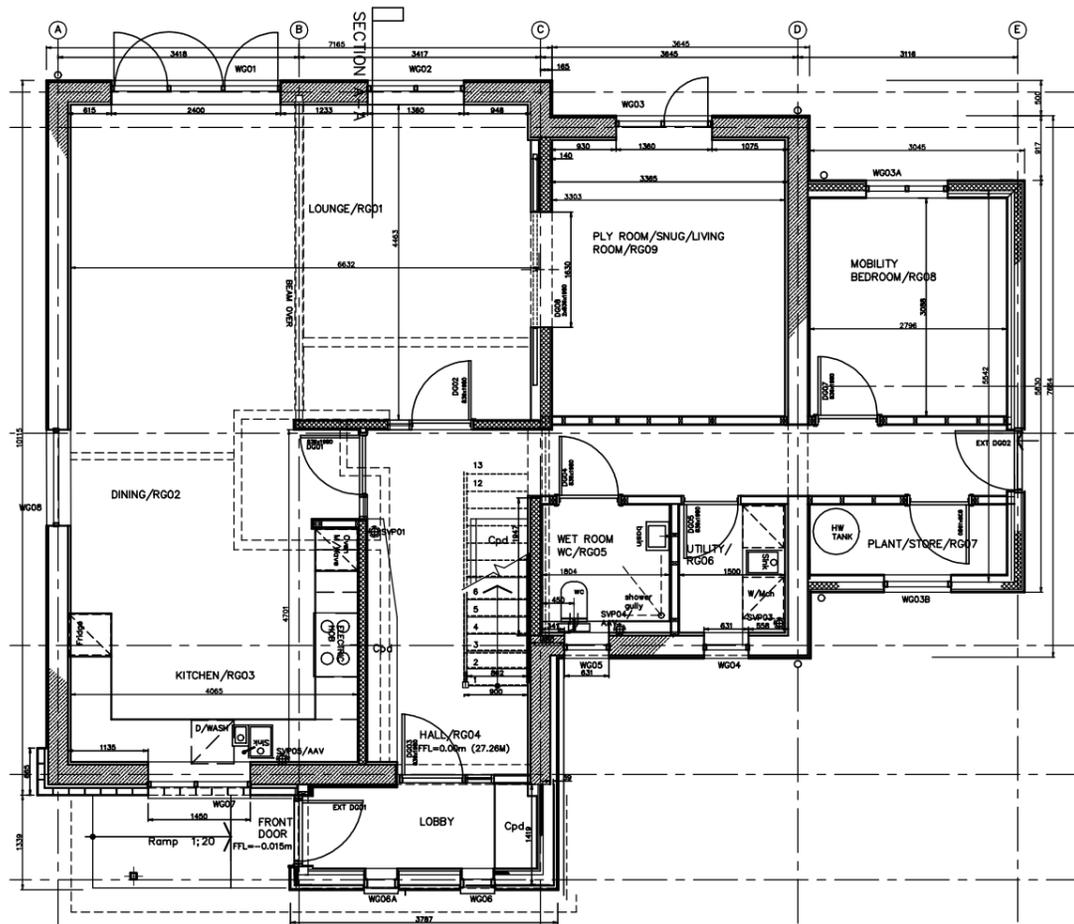
REV C 01.05.22 PLANNING ISSUE



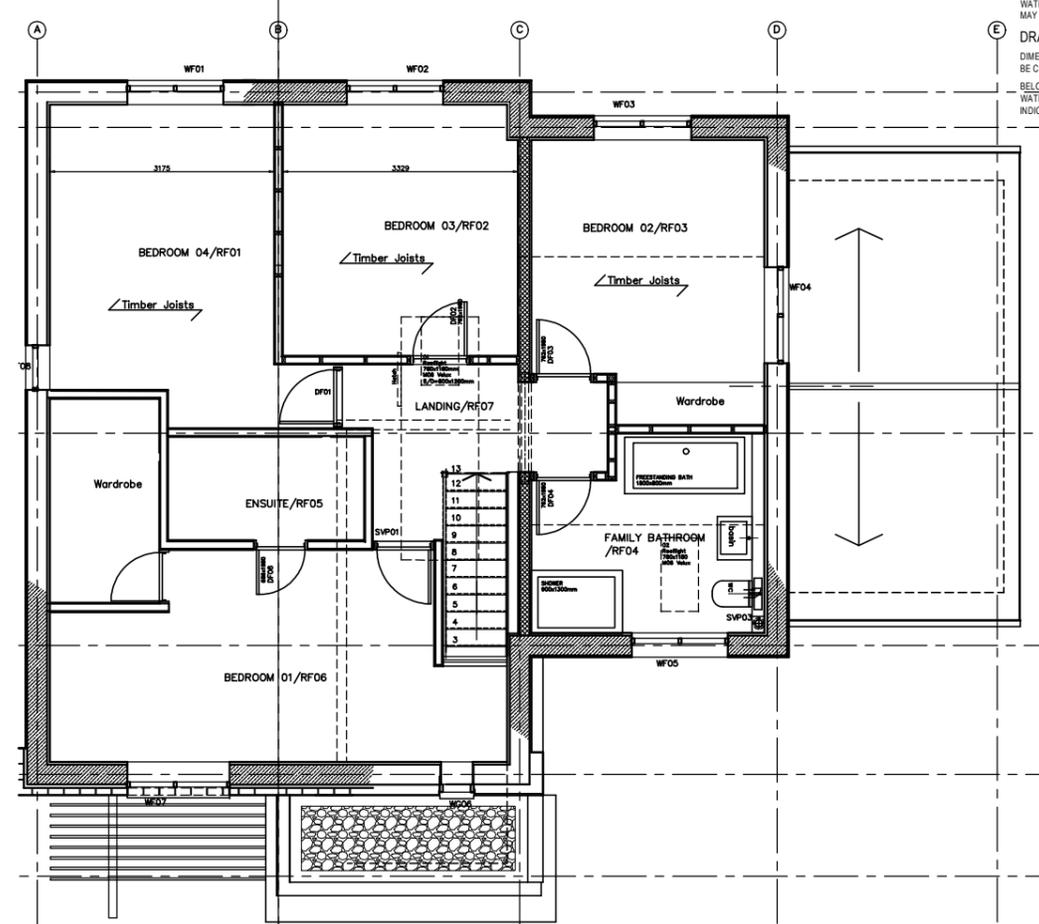
<p>IAN WATERS - Architecture St Ives, Cambridgeshire. 01480 464777 ian.waters7x@btinternet.com</p>	
<p>PROPOSED DWELLING— ELEVATIONS</p>	
<p>LAND TO REAR ALABAMA WAY, ST IVES, CAMBRIDGESHIRE. PE27 6SH.</p>	
<p>FOR W P DESIGN</p>	
Date	SEPT 2017
Scale	1:50(A3)
Status	..
Drawing No	0145/310

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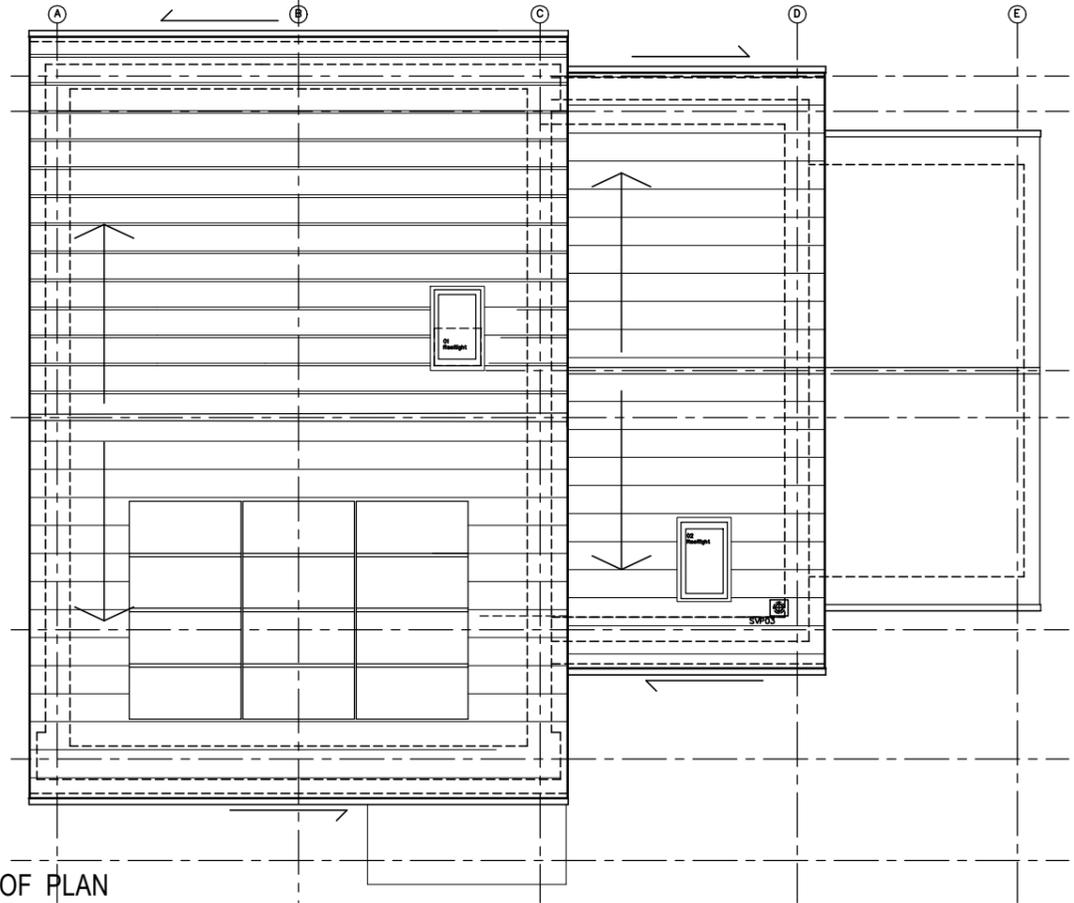
DRAWING NOTES:
 DIMENSIONS ARE TO BE VERIFIED ON SITE, CRITICAL DIMENSIONS TO BE CHECKED PRIOR TO ANY WORKS.
 BELOW GROUND SERVICES - GAS/ELECTRIC UTILITY ROUTES, SURFACE WATER, FOUL DRAINAGE ROUTES AND MANHOLE LOCATIONS AS DRAWN ARE INDICATIVE ONLY. ALL TO BE CHECKED / CONFIRMED ON SITE.



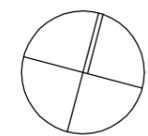
GROUND FLOOR PLAN 1:100



FIRST FLOOR PLAN

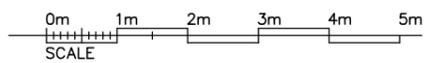


ROOF PLAN



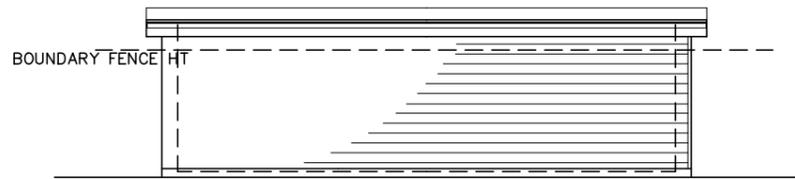
Ground floor Internal floor area = 107m²
 First floor area = 83m²
 Total Internal Floor area = 190m²

REV B 12.05.22
 REVISED APPLICATION
 REV A 24.10.17
 REVISED APPLICATION

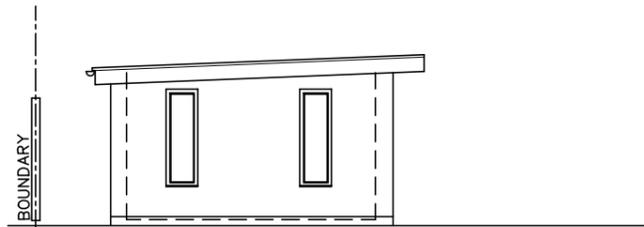


5	IAN WATERS - Architecture St Ives, Cambridgeshire. 01480 464777 ian.waters7@btinternet.com	
	PROPOSED DWELLING - FLOOR PLANS LAND TO REAR ALABAMA WAY, ST IVES, CAMBRIDGESHIRE. PE27 6SH.	
FOR W P DESIGN		Date Sept 2017 Scale 1:100 (A3) Drawing No 0145/110 b
<p>REV B 12.05.22 REVISED APPLICATION</p> <p>REV A 24.10.17 REVISED APPLICATION</p>		

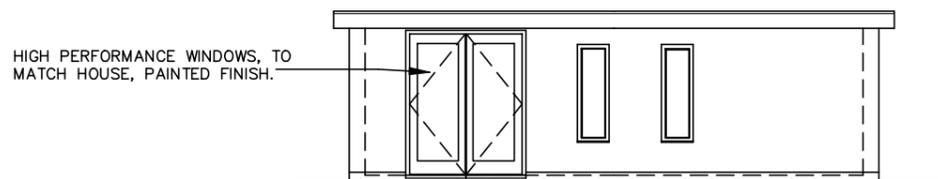
DRAWING NOTES :
 DIMENSIONS ARE TO BE VERIFIED ON SITE, CRITICAL DIMENSIONS TO BE CHECKED PRIOR TO ANY WORKS.
 BELOW GROUND SERVICES, GASELECTRIC UTILITY ROUTES, SURFACE WATER, FOUL DRAINAGE ROUTES AND MANHOLE LOCATIONS AS DRAWN ARE INDICATIVE ONLY. ALL TO BE CHECKED / CONFIRMED ON SITE.



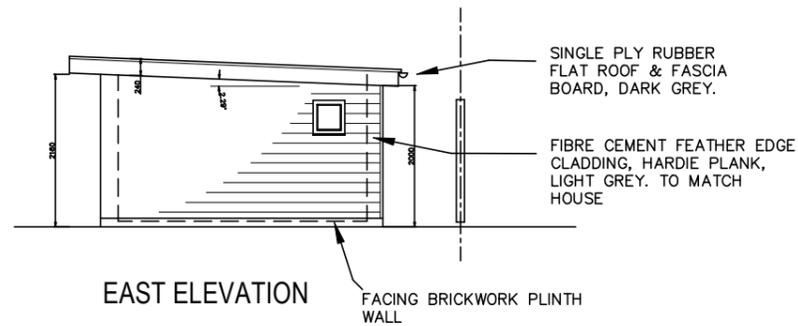
NORTH REAR BOUNDARY ELEVATION



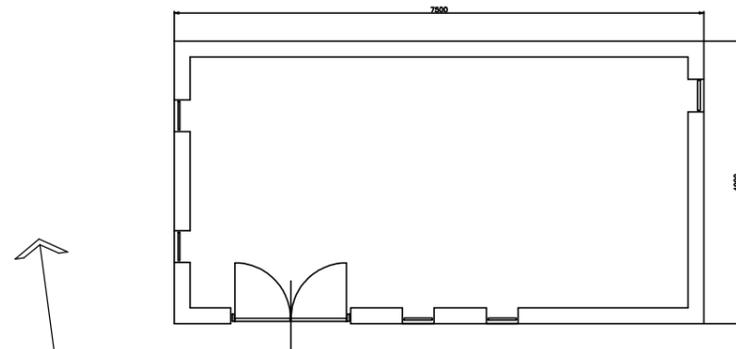
WESTGARDEN ELEVATION



SOUTH GARDEN ELEVATION
1:100



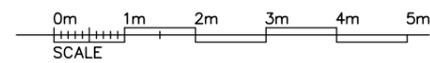
EAST ELEVATION



GROUND PLAN
1:100

NEW SINGLE STOREY ANCILLARY GARDEN STUDIO SPACE.
EXT FLOOR AREA=30m2

MATERIALS = CONCRETE SLAB,
TIMBER FRAME, CEMENT FIRE BOARD
CLADDING, RUBBER FLAT ROOF.
DOUBLE GLAZED WINDOWS



05.05.22 PLANNING ISSUE

<p>5</p> <p>IAN WATERS - Architecture St Ives, Cambridgeshire. 01480 464777 ian.waters77@btinternet.com</p> <p>PROPOSED DWELLING— NEW GARDEN STUDIO</p> <p>LAND TO REAR ALABAMA WAY, ST IVES, CAMBRIDGESHIRE. PE27 6SH.</p> <p>FOR W P DESIGN</p>	<p>Date SEPT 2017</p>
	<p>Scale 1:50 (A3)</p>
	<p>Status ..</p>
	<p>Drawing No 0145/350</p>