

# DEVELOPMENT MANAGEMENT COMMITTEE 17<sup>h</sup> OCTOBER 2022

**Case No:** 22/01048/FUL (FULL PLANNING APPLICATION)

**Proposal:** CHANGE OF USE FROM 6-BEDROOM HOUSE IN MULTIPLE OCCUPATION (C4) TO 7-BEDROOM HMO (SUI GENERIS)

**Location:** 55A HARDWICK ROAD EYNESBURY PE19 2UE

**Applicant:** MR MARK GREENING

**Grid Ref:** 518230 259494

**Date of Registration:** 30.05.2022

**Parish:** ST NEOTS

---

## RECOMMENDATION - APPROVE

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

### 1. DESCRIPTION OF SITE AND APPLICATION

#### Site and surroundings

- 1.1 The application site includes an existing residential property located on Hardwick Road, within the built-up area of Eynesbury, St Neots. The surrounding area is predominantly residential, with a parade of three shops opposite the site.
- 1.2 The property is a relatively large, semi-detached dwelling arranged over two floors with a two-storey extension and porch approved in 2016 under planning reference 15/02139/HHFUL. The site sits within a linear row of residential properties with its frontage set back at least 6.45 metres from the pavement and front garden comprising of hardstanding currently used as a parking area accommodating up to 5 vehicles.
- 1.3 To the north and south of the site are existing semi-detached and terraced dwellings and their associated gardens and to the east are a series of attached residential garages. The rear garden is approximately 11 metres in depth and 10 metres in width and borders neighbouring residential properties on either side.
- 1.4 The site lies approximately 21.6 metres east of the St Neots Conservation Area (to the rear), separated by land comprising of

residential garages. There are no listed buildings within the vicinity of the site. Subsequently, there are no heritage assets which could be considered to be significantly impacted by the development. The site lies within Flood Zones 1 as identified by the Huntingdonshire Strategic Flood Risk Assessment and the Environment Agency Maps for Flooding.

### Proposal

- 1.5 This application seeks full planning permission for a change of use from a 6-bedroom house in multiple occupation (C4) to 7-bedroom House in Multiple Occupation (HMO) in full (land class use: sui generis).
- 1.6 The submitted proposed plans show that the changes to the existing arrangement would comprise a storage room on the ground floor to be regarded as a bedroom.
- 1.7 The existing storeroom measures 9.2 square metres, being 2.285 metres in width and approximately 4 metres in depth with a window fronting the main elevation. The proposed change of use to a bedroom would not alter the dimensions or composition of the room and would be accessed off the ground floor hallway.
- 1.8 There are no exterior alterations proposed as part of the application nor are there any alterations proposed to the grounds or access. Parking will remain as existing. Some cycle storage is proposed which is discussed later in this report.

### Background

- 1.9 HMO's are defined as 3-6 occupants of unrelated individuals who share basic amenities are permitted development subject to criteria under Class C4 of the Town and Country Use Classes Order 1987, as amended. To classify as a house in multiple occupation (C4) a property does not need to be converted or adapted in any way.
- 1.10 However, HMO's where six or more people share one dwellinghouse are unclassified by the Use Classes Order and are therefore considered to be 'sui generis' and thus require planning permission.
- 1.11 Planning history for the site shows that in 2016 (planning reference 15/02139/HHFUL) permission was given to extend the dwelling via a two-storey side and single storey front 'porch' extension. The existing and proposed plans for this 2016 permission shows both the existing dwelling and proposed alterations starting and resulting in a four bedroom house.
- 1.12 The Huntingdon District Council Licensing Team have confirmed that a HMO license was granted by the council for 55a Hardwick

Road in September 2021 and is currently in place for 5 years to 2<sup>nd</sup> September 2026.

- 1.13 The submitted Planning Statement states that HMO currently hosts 6 bedrooms and has been used as a HMO since January 2021. This use was implemented under Class L of Schedule 2, Part 3 of The Town and County Planning (General Permitted Development) (England) Order 2015 (as amended).
- 1.14 This Class L legislation allows dwellinghouses (use class C3) to become a HMO (Class C4) without planning permission. To date no application has come forward to the Local Planning Authority (LPA) to confirm this status. However, there is no legal requirement for this to be submitted to the LPA as it falls under the criteria of permitted development.

## **2. NATIONAL GUIDANCE**

- 2.1 The National Planning Policy Framework (20th 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;
  - building a strong, competitive economy;
  - achieving well-designed, beautiful and safe places;
  - conserving and enhancing the natural, built and historic environment
- 2.3 Planning Practice Guidance and the National Design Guide are also relevant and materials considerations.
- 2.4 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
  - LP9: Small settlements
  - LP11: Design Context
  - LP12: Design Implementation
  - LP14: Amenity
  - LP16: Sustainable travel
  - LP17: Parking and vehicle movement

- LP25: Housing Mix
  - LP26: Specialist Housing
- 3.2 Supplementary Planning Guidance
- Huntingdonshire Design Guide (2017)
  - Developer Contributions SPD (2011)
  - Huntingdonshire Townscape and Landscape SPD (2022)

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

#### 4. PLANNING HISTORY

- 4.1 15/02139/HHFUL for Two storey side and single storey front 'porch' extension, APPROVED, dated 11.01.2016.

#### 5. CONSULTATIONS

- 5.1 **Parish Council – OBJECTION**, recommends refusal on the following grounds:

- Noise and disturbance resulting from use
- Adequacy of parking/loading/turning
- Layout and density of Building

- 5.2 **HDC Environmental Health Officer**– No objections. Full comments:

Thank you for consulting us on the above. I have spoken to one of my colleagues who covers HMO's regarding the above application, and we have no issues to raise from the plans.

With any HMO application I would advise the applicant to ensure they adhere to the licensing requirements. These can be found on our website here:

<https://www.huntingdonshire.gov.uk/licensing/all-licences-and-permits/houses-in-multiple-occupation-hmo/>

- 5.3 **HDC Waste Officer** – No response.

- 5.4 **Cambridgeshire Highways** – No objections. Full comments:

The application is to increase an HMO from 6 bedrooms to 7 bedrooms.

The area is subject to significant on-street parking, with the adjacent properties not having driveways and shops opposite. Therefore, an additional vehicle will not exacerbate the existing situation significantly and I have no objections to the proposal.

However, the LPA needs to carefully consider the amenity impact this may cause.

5.5 **HDC Waste Officer** – No response.

5.6 **HDC Licensing Officer** – No objections. Full comments:

I can confirm 55a Hardwick Road was issued with an HMO Licence on 2 September 2021 and is currently in place for 5 years. Our HMO Register can be viewed on our website following this link:

<https://www.huntingdonshire.gov.uk/media/4881/hmo-register.xls>

I cannot find any record of complaints about the address regarding noise nuisance.

5.7 **Cadent Gas** – No objection, subject to informatives.

## 6. REPRESENTATIONS

6.1 1 letter of objection has been received from a neighbour raising the following concerns:

- Concern that no neighbour consultation was carried out when the dwelling was converted into a HMO.
- Noise and disturbance from the existing use which will be exacerbated by the proposed use of introducing a further bedroom.
- Existing lack of parking to the front of the dwelling which means parking spills onto the highway. Some of this additional parking is caused by works vehicles associated with the HMO.
- Concern regarding traffic to the site and immediate surrounds, especially as the white lines on the road have faded at the site entrance. This will be exacerbated by the need for more parking and additional vehicle movements by residents of the HMO.
- Concern for increased pressure on parking availability and traffic for the shops opposite the site and road users for St Neots Camping and Caravanning Club Site which is currently over capacity.

6.2 The letter of objection from the neighbour was also accompanied by photos showing cars parked on the driveway of the site; a car parked on the white line of Hardwick Road and cars parked on the road outside the opposite shops.

6.3 *Officer comment: Comments received relating to existing levels of traffic and levels of parking on the highway as well as the quality of road markings are beyond the scope or control of the local planning authority in determining the planning application. Also, non-material to this application is the neighbour objection due to not being consulted on the change from dwelling to HMO which does not require consultation due to permitted development rights. The matters above should not therefore be*

*given any weight as material planning considerations in the determination of the application.*

## **7. ASSESSMENT**

- 7.1 When determining planning applications, it is necessary to establish what weight should be given to each plan's policies in order to come to a decision. The following legislation, government policy and guidance outline how this should be done.
- 7.2 As set out within the Planning and Compulsory Purchase Act 2004 (Section 38(6)) and the Town and Country Planning Act 1990 (Section 70(2)) in dealing with planning applications the Local Planning Authority shall have regard to have provisions of the development plan, so far as material to the application, and to any other material considerations. This is reiterated within paragraph 47 of the NPPF (2021). The development plan is defined in Section 38(3)(b) of the 2004 Act as "the development plan documents (taken as a whole) that have been adopted or approved in that area".
- 7.3 In Huntingdonshire the Development Plan consists of:
- Huntingdonshire's Local Plan to 2036 (2019)
  - Cambridgeshire & Peterborough Minerals and Waste Local Plan (2021)
  - St Neots Neighbourhood Plan 2014-2029
  - Godmanchester Neighbourhood Plan (2017)
  - Houghton and Wyton Neighbourhood Plan (2018)
  - Huntingdon Neighbourhood Plan (2019)
  - Buckden Neighbourhood Plan (2021)
  - Bury Neighbourhood Plan (2021)
  - Grafham and Ellington Neighbourhood Plan (2022)
- 7.4 The statutory term 'material considerations' has been broadly construed to include any consideration relevant in the circumstances which bears on the use or development of the land: *Cala Homes (South) Ltd v Secretary of State for Communities and Local Government & Anor* [2011] EWHC 97 (Admin); [2011] 1 P. & C.R. 22, per Lindblom J. Whilst accepting that the NPPF does not change the statutory status of the Development Plan, paragraph 2 confirms that it is a material consideration and significant weight is given to this in determining applications.
- 7.5 The main issues to consider in the determination of this reserved matters application are:
- The Principle of Development
  - Impact upon the Character of the Area

- Impact upon Residential Amenity
- Highway Safety and Parking
- Other Matters

## **Principle of Development**

- 7.6 The site is located in Eynesbury, St Neots which is defined as being within the Huntingdon Spatial Planning area within the Huntingdonshire Local Plan to 2036 (the Local Plan). Policy LP7 'Spatial Planning Areas' of the Local Plan to 2036 sets out that *"A proposal for development on a site which is additional to those allocated in this plan will be supported where it fulfils the following requirements and is in accordance with other policies."*
- 7.7 Policy LP2 of the Local Plan seeks to concentrate development in locations which provide or have the potential to provide the most comprehensive range of services and facilities. The Spatial Planning Areas including St Neots, are designated reflecting their concentration of services and facilities in these locations and their role in providing services to residents.
- 7.8 Policy LP25 'Housing Mix' of the Local Plan states that 'A proposal for...development that includes housing will be supported where it provides a mix of sizes, types and tenures which help achieve sustainable, inclusive and mixed communities.'
- 7.9 Policy LP26 'Specialist Housing' of the Local Plan is concerned principally with Class C2 (residential institutions) and C3 uses (dwellinghouses defined as a single household of not more than 6 residents). Given that the proposal falls outside these use classes, it is considered that this policy affords limited weight to the determination of the proposed scheme. Explanatory paragraph 7.29 of LP26 states that: *"The location and design of specialist housing are integral to making specialist housing an attractive option. Proposals should demonstrate that residents will have good access to local facilities...Proposals for specialist housing should also demonstrate how the development contributes to an inclusive, mixed community, avoiding creating neighbourhoods with exclusively specialist housing provision"*.
- 7.10 Whilst the proposal is within the St Neots Neighbourhood Plan area, there are no specific policies that provide for a sui generis HMO use. The St Neots Neighbourhood Plan does, however set out vehicle parking standards which are considered elsewhere in this document.
- 7.11 The submitted planning statement confirms that the dwellinghouse ceased C3 use (a dwellinghouse used by a single household) on 3<sup>rd</sup> December 2020, with a HMO licence for 6 people issued by Huntingdonshire District Council on 2<sup>nd</sup>

December 2021 (this conflicts with the Licensing Confirmation of 2<sup>nd</sup> September).

- 7.12 It must also be noted that determining the prevalence of HMOs in the area is difficult as a change of use of a dwellinghouse to small HMO (as mentioned in paragraph 1.10) does not require planning permission by virtue of Schedule 2, Part 3, Appendix L of the GPDO 2015 (as amended).
- 7.13 On the basis of the information submitted and having viewed the site and surroundings, it is considered that the proposal to implement a HMO with 7 bedrooms under a sui generis use has the potential to be in conformity with Local Plan Policy LP2, LP7, LP25 and LP26 and the St Neots Neighbourhood Plan and is therefore considered acceptable in principle.

### **Impact on the Character and Appearance of the Area**

- 7.14 Policy LP11 of the Local Plan requires new development to respond positively to its context. Policy LP12 requires new development to contribute positively to the area's character and identity and to successfully integrate with adjoining buildings.
- 7.15 The application is for a change of use from a 6-bedroom HMO (Use class C4) to a 7-bedroom HMO (Use class Sui Generis). Specifically, the proposal seeks to use a designated ground floor storeroom as a bedroom with no internal or external changes proposed. No part of the proposal would increase the floorspace of the host dwelling. The agent to the application has confirmed that this would be a 7-bedroom, seven person HMO, which can be secured by way of condition.
- 7.16 Given the size of the proposed room to be converted into a bedroom would likely be single occupancy, it is acknowledged that any increase in waste would not require additional waste provision on the site, with the bins noted on the submitted plans to be located to the side of the dwelling as is the existing arrangement.
- 7.17 Additionally, the proposed site plan shows a bike rack to be sited to the rear of the dwelling, resulting in minimal impact to the character and appearance of the public realm and the host dwelling.
- 7.18 Concerns have been raised by the Parish Council regarding layout and density of the building. While it is acknowledged that there would be an intensification of use of the dwelling and the loss of a store-room, regard must be given to the dwelling being already occupied as C4 (HMO) since December 2021. Therefore, as the HMO use has been established and that no loss of a C3 dwellinghouse would result from the proposed development, resisting the conversion of a storeroom to a

bedroom with no external changes or increase in footprint on layout and density grounds would not form a defensible reason for refusal in this case.

- 7.19 Furthermore, whilst it is acknowledged that the proposal would introduce a new use in planning terms, the building would remain residential in its nature with the number of occupants and associated movements similar to that which could be expected of a four-bedroom dwelling of this size in a residential area. It is also considered that given the nature of a HMO, the loss of a shared storeroom is acceptable in this instance as residents would prefer to store their belongings in their respective rooms. Subsequently, it is considered that the proposal would have a neutral effect on the character of the area and the change of use would have no significant harm in terms of layout and density of the dwelling.
- 7.20 Overall, it is considered that the proposal accords with Policies LP11 and L12 having regard for the character and appearance of the area.

### **Residential Amenity**

- 7.21 Policy LP14 of the Local Plan 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.
- 7.22 The NPPF at paragraph 130 (f) states that decisions should ensure that developments should create places with a high standard of amenity for existing and future users.
- 7.23 With no external changes proposed to the existing building, it is considered that the proposal would not create any additional harm to residential amenity in terms of overlooking, overbearing or loss of light.
- 7.24 The neighbour and St Neots Town Council representations regarding noise and disturbance amenity impacts are noted and are addressed below.
- 7.25 Paragraph c of Local Plan policy LP14 (residential amenity) states that [A proposal will therefore be required to ensure] that predicted adverse noise impacts, including internal and external levels, timing, duration and character, will be acceptable.
- 7.26 It is considered that whilst the proposed site could be used by up to 7 people, there is nothing to restrict the site to be used by a large family given the four-bedroom nature of the original dwelling. The site also has a fallback position of being a HMO for up to 6 people. It is therefore considered that the conversion of one storeroom into a bedroom for one additional person would

not result in a significant rise in adverse level of impact on neighbour amenity of the adjoining neighbouring properties that could reasonably warrant a refusal of the application on residential amenity grounds. However, a condition can be applied to any consent given restricting occupants to 7 to limit incremental occupancy and reduce any additional detrimental residential amenity impacts.

- 7.27 The development would have to accord with Huntingdonshire District Council's licensing regime for HMOs which sets out mitigation measures for when complaints are received regarding noise and disturbance, allowing for formal warnings or eviction notices to be issued following the involvement of Environmental Health when a formal complaint is received. The HDC Licensing Team have confirmed that to date, no noise or disturbance complaints have been received for 55a Hardwick Road.
- 7.28 Concerns have been raised that allowing additional occupants to reside at the HMO would also contribute to the number of vehicle movements and therefore noise and disturbance. It is considered that one additional bedroom would not likely increase the number of vehicle movements on a day-to-day basis to be significantly greater than the existing C4 use and as such would not result in additional noise or disturbance from vehicle movements so substantial that it would warrant a refusal of the proposal on noise and disturbance impacts.
- 7.29 In terms of the future occupiers of the dwelling, it is considered that the proposed development will provide adequate living facilities for future tenants, by virtue of its adherence to the Huntingdonshire District Council's Schedule 1 Mandatory Licencing Conditions which are required in line with the HMO licensing agreement.
- 7.30 A site visit has been undertaken. Given the adjacent context, location, size, and design of the proposal, and in the absence of any external development, the proposals are unlikely to give rise to any significant amenity impacts in terms of overlooking, overshadowing, enclosure or overbearing.
- 7.31 Therefore, it is considered that the site would provide a high standard of amenity for future users of the HMO and the proposal would retain acceptable amenity standards for neighbours in accordance with Policy LP14 of the Local Plan to 2036 in respect of residential amenity and the National Planning Policy Framework paragraph 130 (f) 2021.

### **Highway Safety and Parking**

- 7.32 There are no specific parking policy standards within the HDC Local Plan. Policy LP17 of the Local Plan to 2036 requires

appropriate space within the site for vehicular movements, facilitates accessibility for service and emergency vehicles and incorporates adequate parking for vehicles and cycles. Specifically, it requires a clear justification for the space for vehicle movements and level of vehicle and cycle parking proposed will need to be provided taking account of:

- a. highway safety and access to and from the site;
- b. servicing requirements;
- c. the accessibility of the development to a wide range of services and facilities by public transport, cycling and walking;
- d. the needs of potential occupiers, users and visitors, now and in the future;
- e. the amenity of existing and future occupiers and users of the development and nearby property; and
- f. opportunities for shared provision, where locations and patterns of use allow this.

7.33 Chapter 2 of The St. Neots Neighbourhood Plan to 2029 is concerned with parking and traffic. Policy PT1 states: *“Development proposals must demonstrate how opportunities for the use of sustainable modes of transport are maximised. This should be achieved through maximising the potential for cycling and walking throughout the site.”*, while Policy PT2 cites: *“All development proposals which include an element of residential development, including change of use to residential, must provide adequate space for vehicle parking to meet the expected needs of residents and visitors.”*

7.34 Paragraph 111 of the NPPF states that development should only be prevented or refused on highways grounds if there would be an unacceptable impact on highway safety, or the residual cumulative impacts on the road network would be severe.

#### Off-Road Parking Provision

7.35 The existing front drive currently accommodates 5 off-road parking spaces which will remain unchanged should the proposal be implemented.

7.36 The site benefits from being located in a sustainable location and is within walking and cycling distance from nearby facilities such as shops, health and social facilities and restaurants within cycling distance and public transport connections from St Neots town centre. Secure cycle parking is shown on the proposed plans and will be secured by a condition to allow the site to be non-dependent on car use.

7.37 Third-party objections raise concerns regarding the safety of any vehicle to load and turn within the site and the adequacy of the site to meet the parking provision required.

- 7.38 While these concerns are noted, it is reiterated that there are no specific parking policy standards within the HDC Local Plan, and therefore no requirement of the applicant to provide specific levels of off-road parking provision. Due regard, however, must be given to The St. Neots Neighbourhood Plan policies PT1 and PT2, the latter of which stating: *“All development proposals...must provide adequate space for vehicle parking to meet the expected needs of residents and visitors.”*
- 7.39 The proposal would provide one additional bedroom and one extra person regularly using the site, thereby exceeding the five-vehicle provision currently available. While, if at full capacity, there would be reduced space for turning and exiting the site in forward gear, it is considered that at a width of approximately 13 metres and minimum depth of 6.45 metres on a road with a 30mph speed limit, the front drive at lower capacity would allow a forward gear exit to be achievable on site. Additionally, instances where vehicles would be required to exit in reverse gear would not significantly exceed the existing situation and the existing off-road parking provision would not be reduced. Cambridgeshire County Highways have assessed the proposal and raise no objections, stating that an additional vehicle will not exacerbate the existing situation significantly.
- 7.40 Notwithstanding this, the site has a fallback position of being used as a HMO for 6 residents which can be carried out without planning permission with no control on the limits of the existing front drive. It is therefore considered that the additional pressure on the highway for one vehicle and associated visitor parking resulting from the development is relatively minor, and on balance acceptable and in conformity with LP17 and St Neots NP Policies PT1 and PT2.

#### Impact to public Highway

- 7.41 Hardwick Road is mainly a residential area and as such carries a 30mph speed limit. There is some additional pressure on the highway due to a row of shops opposite the site.
- 7.42 It is acknowledged that concerns have been raised by a neighbour and the town council local resident in terms of the capacity of the surrounding road network in its ability to meet the needs of the development.
- 7.43 Cambridgeshire County Highways have assessed the proposal and raise no objections relating to public highway impacts, stating that an additional vehicle will not exacerbate the existing situation significantly.
- 7.44 It is acknowledged that the proposal may increase pressure on surrounding roads by virtue of an extra vehicle being introduced in conjunction with the site. However, in real terms, the addition

of one extra vehicle and associated visitor parking would increase the number of vehicular movements on the public highway to such an extent that it would be considered to cause an unacceptable harm to highway safety, nor would the cumulative impacts on traffic be so severe that the application could be refused on the grounds of highway or parking impacts in conflict with NPPF paragraph 111.

- 7.45 Moreover, planning conditions cannot control issues with parking or loading on the public highway as any driver can choose to park on a public highway, including but not limited to, local residents, patrons of the shops opposite the site and delivery drivers. However, while the potential for additional vehicles parking on and off site could lead to harm both in respect of highway safety and wider public amenity, it is considered that the amount of extra parking and traffic resulting from the proposal would be minimal and not a reason to refuse the proposal on highways grounds. The concern regarding fading white or yellow lines is a county council issue and not within the remit of the applicant to address.
- 7.46 Given the minor scale and use of the proposed development, whilst acknowledging third-party objections, it is recognised that in its provision of cycle storage and proximity to public transport and walking distances to St Neots, that the future occupiers of the development would not be considered to be wholly dependent on the use of cars for travel. Therefore, officers are satisfied the proposal is acceptable with regards to highway safety and parking provision. Subject to the above stated conditions, the application therefore complies with Policy LP17 of the Huntingdonshire Local Plan to 2036.

**Other Matters:**

- 7.47 It is noted that Cadent Gas have asked for a number of informatives to be attached to any consent given to this application relating to legal rights of access to and or restrictive covenants that exist to assets and impacts to apparatus owned by Cadent Gas. Given that the proposal is for a change of use only with no proposed alteration, expansion or physical development, it is considered that these informatives are not necessary or relevant in this case and should not be included in any consent given to the application.
- 7.48 Having regard to all relevant material considerations, it is recommended that approval be granted, subject to the imposition of appropriate conditions.

- 8. RECOMMENDATION - APPROVAL subject to conditions to include the following**
- Standard 3 year time limit
  - Approved plans

- The proposal shall only be used as a House of Multiple Occupation (HMO) by no more than 10 residents and shall be retained as such thereafter.
- Provision and retention of parking spaces
- Details of, provision of and retention of cycle storage

**CONTACT OFFICER:**

Enquiries about this report to:

**Marie Roseaman, Senior Development Management Officer**

**[marie.roseaman@huntingdonshire.gov.uk](mailto:marie.roseaman@huntingdonshire.gov.uk)**

## SCHEDULE OF PLANNING APPLICATIONS – 28 June 2022

No.	Reference	Development	SNTC Decision	Notes
1	<b>22/00734/REM</b>	<p><b>Mr Henry Woodward</b>  <b>Wintringham Park, Cambridge Road, St Neots</b>            Application for Reserved Matters Approval for green and grey infrastructure to include: elements of a north-south secondary road including a vehicular access to adjacent residential parcel to the east, elements of north-south and east-west linear parks including connections to adjacent residential parcel, temporary sales car parking, hard and soft landscaping, and all ancillary works, associated infrastructure and engineering works</p>	<b>Approve</b>	Fits in with local street scene. Satisfactory proposal in terms of scale and pattern of development.
2	<b>22/01153/S73</b>	<p><b>Mr Aldrich</b>  <b>4 Berkley Street Eynesbury St Neots</b>            Variation of condition 2 (Plans) for 21/01696/S73 (Parent Permission 20/00513/FUL) to correct previous error on Decision Notice and to clarify boundary treatment (following demolition of garage).</p>	<b>Approve</b>	Minimum impact on neighbours.
3	<b>22/01116/FUL</b>	<p><b>Mr Thanh Hang Elle Le</b>  <b>37 Huntingdon Street St Neots PE19 1BG</b>            This is an application for change of use only, from Hair Saloon (Sui Generis) to Nail Parlor (Sui Generis). No Internal or External alterations, structural changes or material changes are proposed.</p>	<b>Approve</b>	We consider that the proposal would assimilate itself to the existing part of the town.
4	<b>22/00845/FUL</b>	<p><b>Mr Maneesh Mathew</b>  <b>12 High Street St Neots PE19 1JA</b>            Proposed single storey extension</p>	<b>Approve</b>	Improves the property. Makes efficient use of its site.
5	<b>21/01565/HHFUL</b>	<p><b>Miss Elaine Nelson</b>  <b>39 Ridgeway Eynesbury St Neots PE19 2QU</b>            Erection of front garden fencing following hedge removal (Retrospective).</p>	<b>Object</b>	Design, appearance and materials. Does not fit in with the local street scene.
6	<b>22/00877/LBC</b>	<p><b>Sara de Barros</b>  <b>14 Brook Street St Neots PE19 2BP</b>            Alterations to side entrance to provide disabled access</p>	<b>Approve</b>	Improves the property. Committee members welcomed the proposed alterations to the listed building to improve access which is not always easy to

## SCHEDULE OF PLANNING APPLICATIONS – 28 June 2022

No.	Reference	Development	SNTC Decision	Notes
				achieve. Members support action taken to improve access within our town.
7	22/01197/LBC	<b>Mrs Stella Green</b> <b>The Rectory Church Street St Neots</b> The demolition of the southern garden boundary wall and re-building to match existing.	<b>Approve</b>	Subject to approval of HDC Conservation Officer. Minimum impact on neighbours. The proposal will enhance the character of the conservation area.
8	22/01054/HHFUL	<b>Mr Mark Young</b> <b>32 Chaucer Place, Eaton Ford, St Neots</b> Part garage conversion and side extension	<b>Approve</b>	Improves the property. Makes efficient use of its site.
9	22/01182/HHFUL	<b>Mr And Mrs McInnes</b> <b>4 Orchard Close, Eaton Ford St Neots</b> Proposed single storey extension to the side/rear	<b>Approve</b>	Improves the property. Makes efficient use of its site. Within a sustainable location.
10	22/01048/FUL	<b>Mr Mark Greening</b> <b>55A Hardwick Road Eynesbury St Neots</b> Change of use from 6-bedroom house in multiple occupation (C4) to 7-bedroom HMO (sui generis)	<b>Object</b>	Noise and disturbance resulting from use. Adequacy of parking/loading/turning. Layout and density of building.
11	22/00984/HHFUL	<b>David Moore (GNRES Ltd)</b> <b>106 Great North Road Eaton Socon St Neots</b> Replacement roof and single storey rear extension to existing dwelling	<b>Approve</b>	We consider that the proposal would assimilate itself to the existing part of the town. Makes efficient use of its site.
12	22/00819/FULTDC	<b>Mr K Odunaiya</b> <b>Windmill House Windmill Row St Neots PE19 1JF</b> Technical Details Consent on Permission In Principle Ref: 20/01812/PIP (Demolition of derelict outbuildings and residential development of 9 dwellings)	<b>Object</b>	Adequacy of parking/loading/turning Traffic congestion. Effect on listed building and conservation area. Design, appearance and materials. Scale of the development. Committee members raised concerns over the lack of parking bays for the proposed development of 9 dwellings, access to the High Street, drainage and flooding and the effect on the conservation area, in particular the War Memorial located close by.
13	21/02678/HHFUL	<b>Andy Dawson</b> <b>14 Collingwood Road Eaton Socon St Neots</b> Conversion of garage into bedroom and erection of single storey side extension connecting the house to the garage.	<b>Approve</b>	Fits in with local street scene. We consider that the proposal would assimilate itself to the existing part of the town. Satisfactory proposal in terms of scale and pattern of development.

## SCHEDULE OF PLANNING APPLICATIONS – 28 June 2022

No.	Reference	Development	SNTC Decision	Notes
14	<b>22/01170/HHFUL</b>	<b>Mrs Bradford</b> <b>13 Wordsworth Avenue Eaton Ford St Neots</b> Single storey front extension	<b>Approve</b>	Improves the property. Makes efficient use of its site. Will have no negative impact on the wider landscape character of the area.
15	<b>22/01138/HHFUL</b>	<b>Mr &amp; Mrs Robson</b> <b>12 Criccieth Way Eynesbury St Neots</b> Proposed first floor extension over existing porch and two storey extension to rear	<b>Approve</b>	Improves the property. Makes efficient use of its site.
16	<b>22/01105/HHFUL</b>	<b>Patrick &amp; Hannah Parker</b> <b>3 Sunnybank, St Neots PE19 1SF</b> Two storey side extension, single storey rear extension and re roof existing rear extension	<b>Approve</b>	Improves the property. Makes efficient use of its site.
17	<b>22/00972/FUL</b>	<b>Mr T Aslan</b> <b>49 Market Square St Neots PE19 2AR</b> Conversion of commercial property to self-contained one-bedroom residential flat vvvvvv	<b>Approve</b>	Minimum impact on neighbours. Satisfactory proposal in terms of scale and pattern of development. Makes efficient use of its site. Within a sustainable location.

Committee Chairperson

# Development Management Committee



Scale = 1:1,250

Application Ref:22/01048/FUL

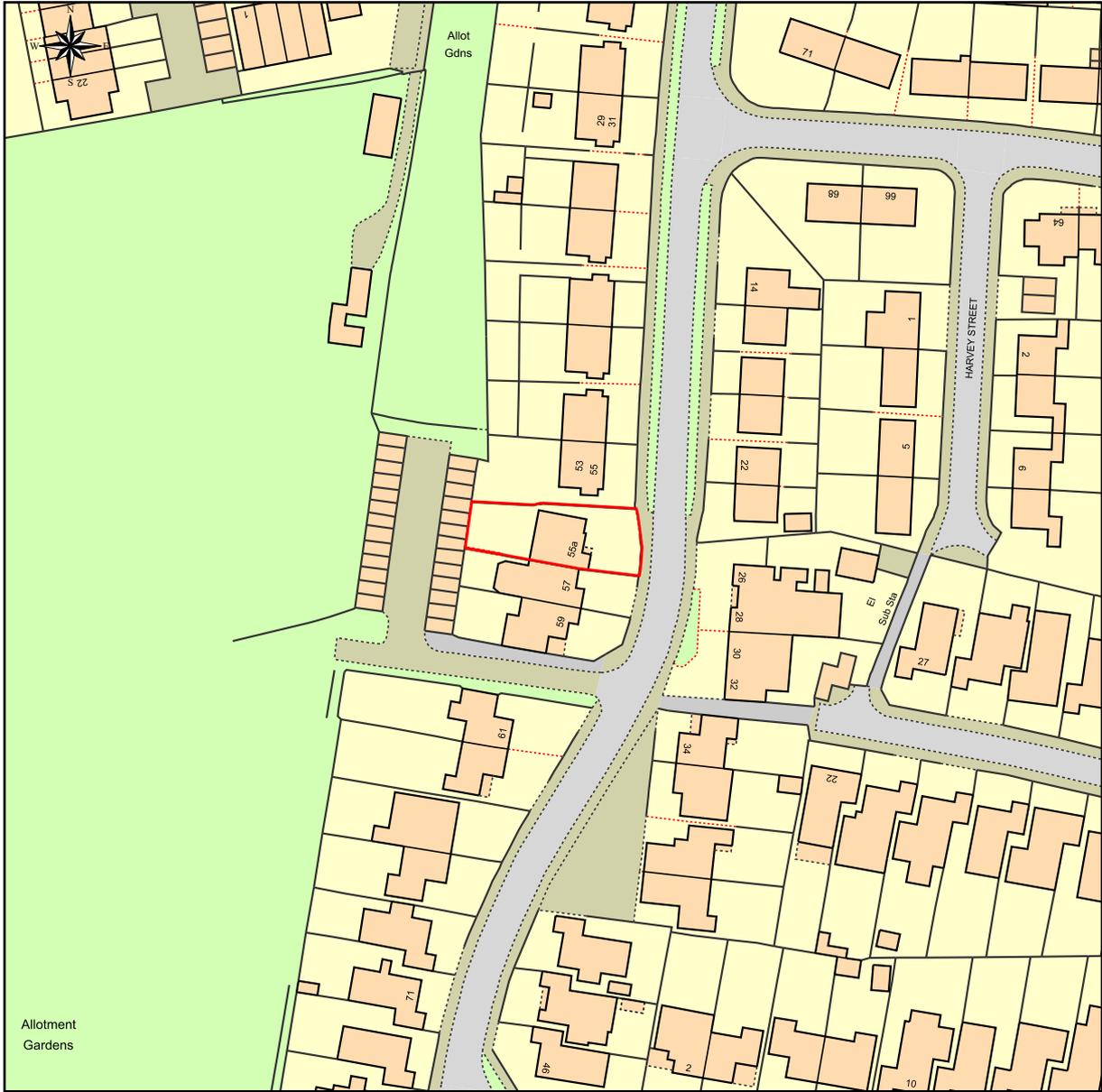
Date Created: 28/09/2022

Location: St Neots

© Crown copyright and database rights 2022  
Ordnance Survey HDC 100022322



# Location Plan of 55A Hardwick Road, Eynesbury, St Neots, PE19 2UE



This Plan includes the following Licensed Data: OS MasterMap Colour PDF Location Plan by the Ordnance Survey National Geographic Database and incorporating surveyed revision available at the date of production. Reproduction in whole or in part is prohibited without the prior permission of Ordnance Survey. The representation of a road, track or path is no evidence of a right of way. The representation of features, as lines is no evidence of a property boundary. © Crown copyright and database rights, 2022. Ordnance Survey 0100031673

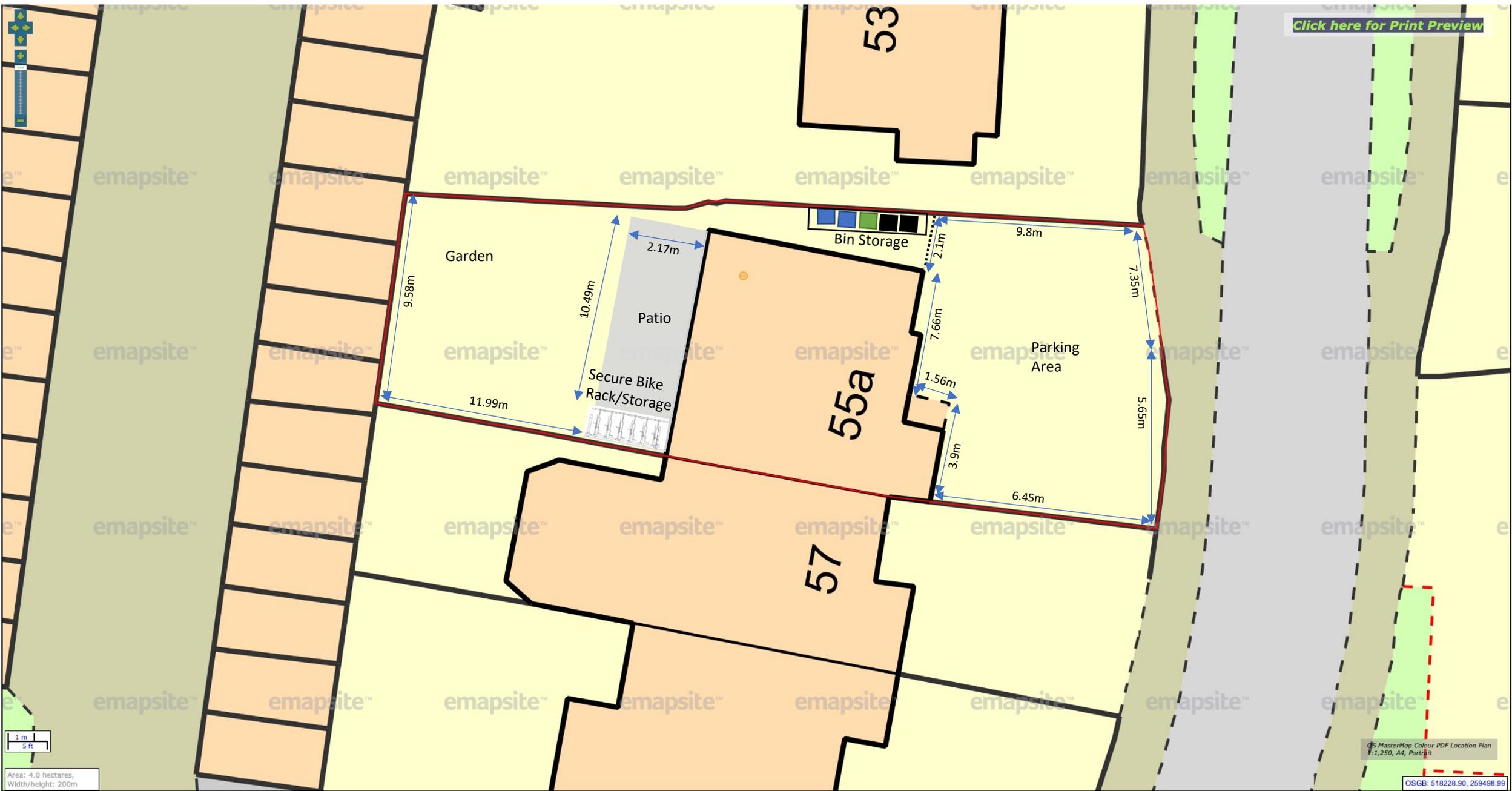
0m 20m 40m 60m 80m 100m

Scale: 1:1250, paper size: A4



# Site Plan

[Click here for Print Preview](#)

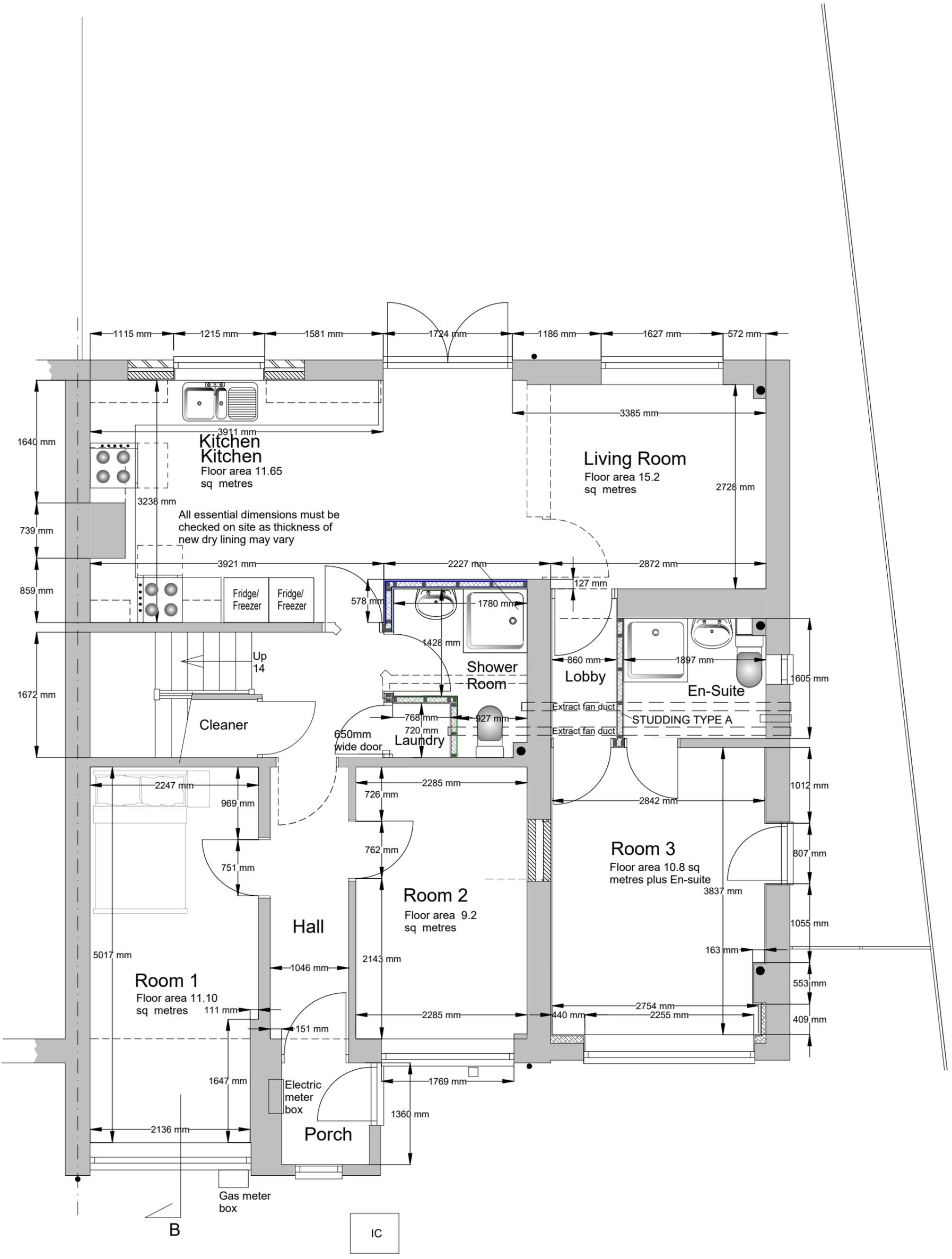


1 m  
5 ft  
Area: 4.0 hectares,  
Width/height: 200m

OS MasterMap Colour PDF Location Plan  
1:1,250, A4, Portrait

OSGB: 518228.90, 259498.99

All measurements are in metres



**Proposed Ground Floor Plan**

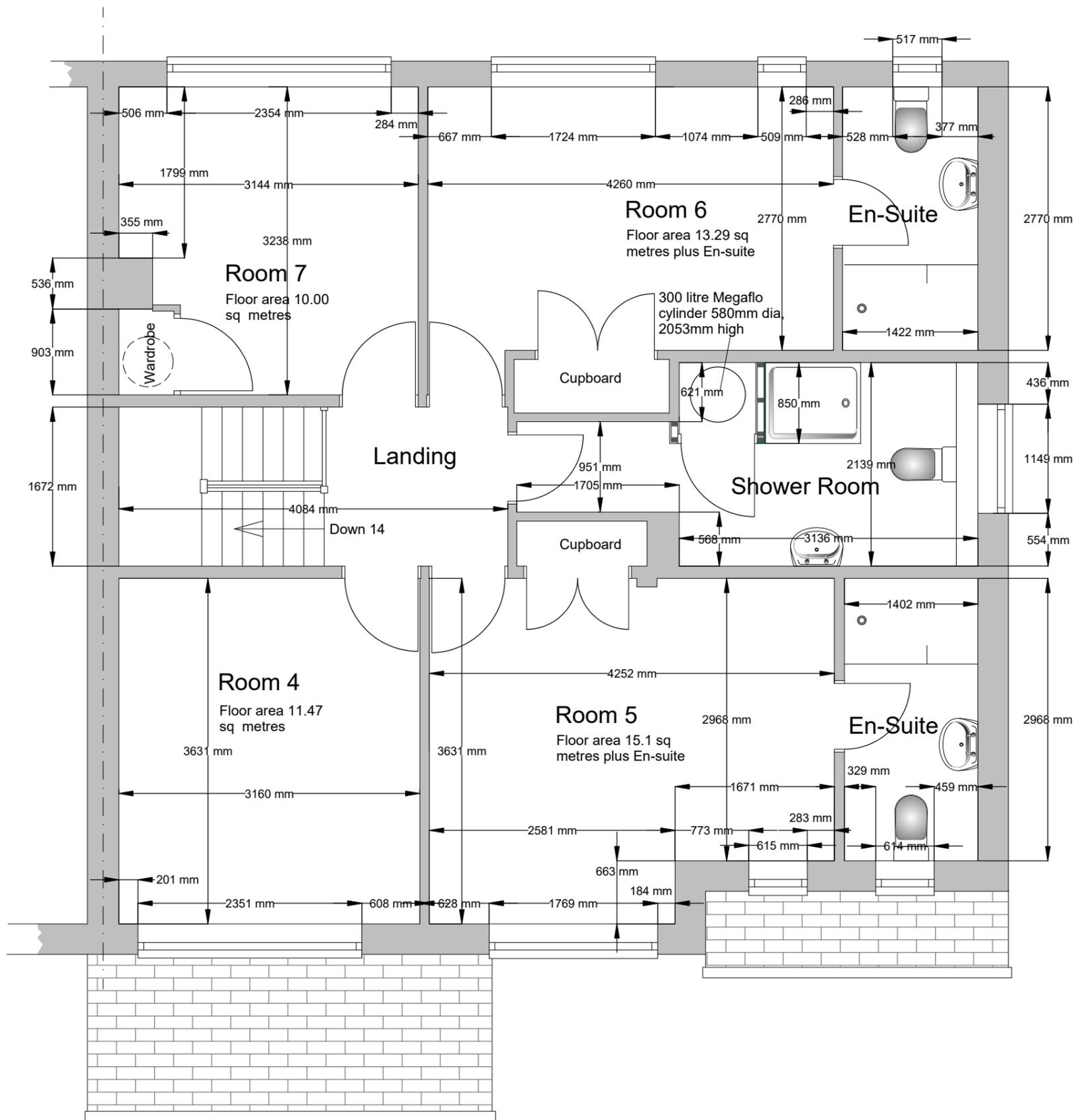
Scales 1:50 when printed at A3 size (To print accurately to scale, select "Actual Size" from Adobe Reader print dialogue box)



**P W Peacock**  
Architectural Project Planning & Management

57 Stourbridge Road Fairfield Bromsgrove Worcestershire B61 9LY  
Tel (01527) 878945  
Mobile 07813 943858  
E-mail PPeacock1@aol.com

**55A Hardwick Road, Eynesbury,  
St Neots, Cambridgeshire, PE19 2UE** © 2020



**Proposed First Floor Plan (Dimensioned)**

All essential dimensions must be checked on site as thickness of new dry lining may vary

Scales 1:50 when printed at A3 size (To print accurately to scale, select "Actual Size" from Adobe Reader print dialogue box)

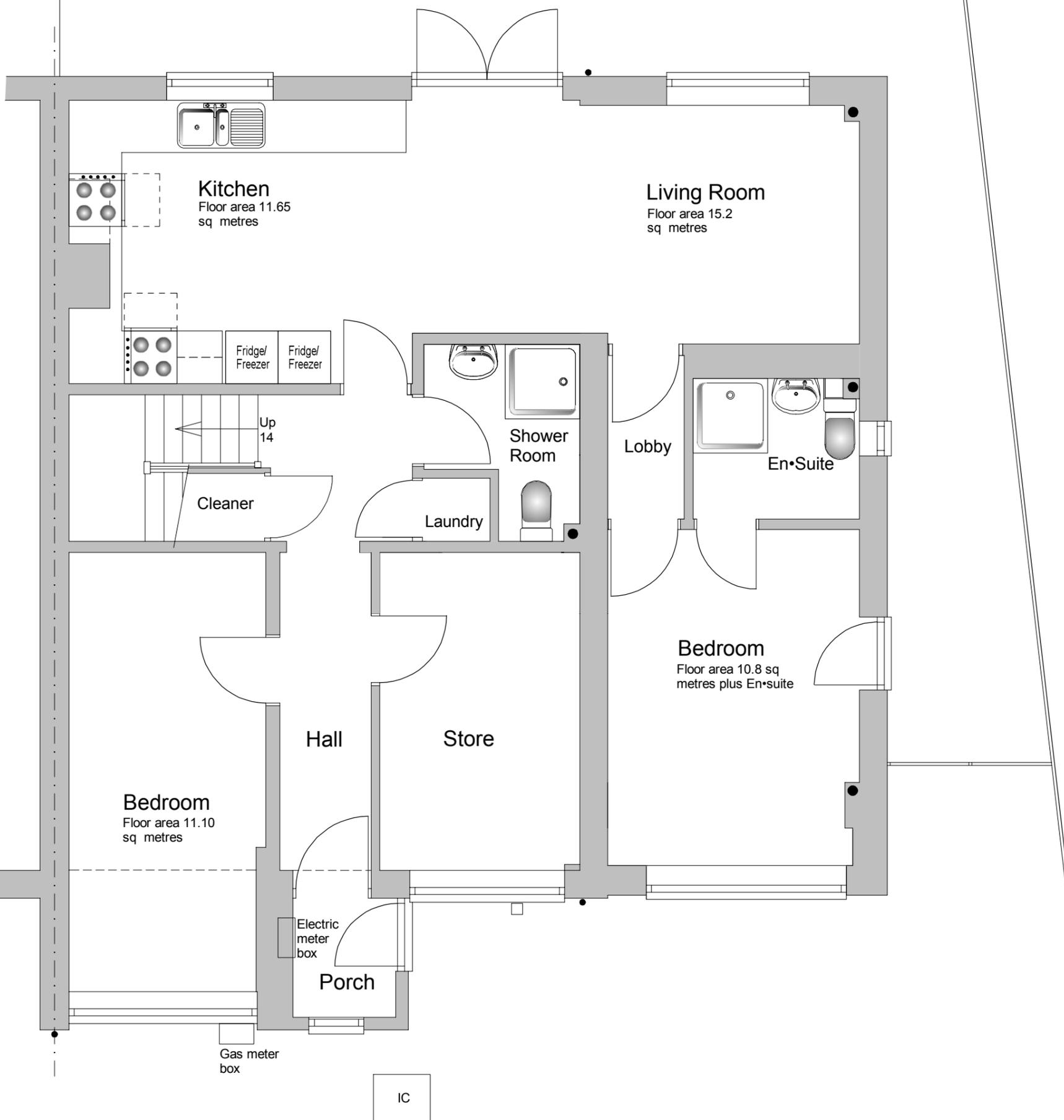


**P W Peacock**  
Architectural Project Planning & Management

57 Stourbridge Road Fairfield Bromsgrove Worcestershire B61 9LY  
Tel (01527) 878945  
Mobile 07813 943858  
E-mail PPeacock1@aol.com

55A Hardwick Road, Eynesbury,  
St Neots, Cambridgeshire, PE19 2UE

© 2020



**Existing Ground Floor Plan**

Scales 1:50 when printed at A3 size (To print accurately to scale, select "Actual Size" from Adobe Reader print dialogue box)

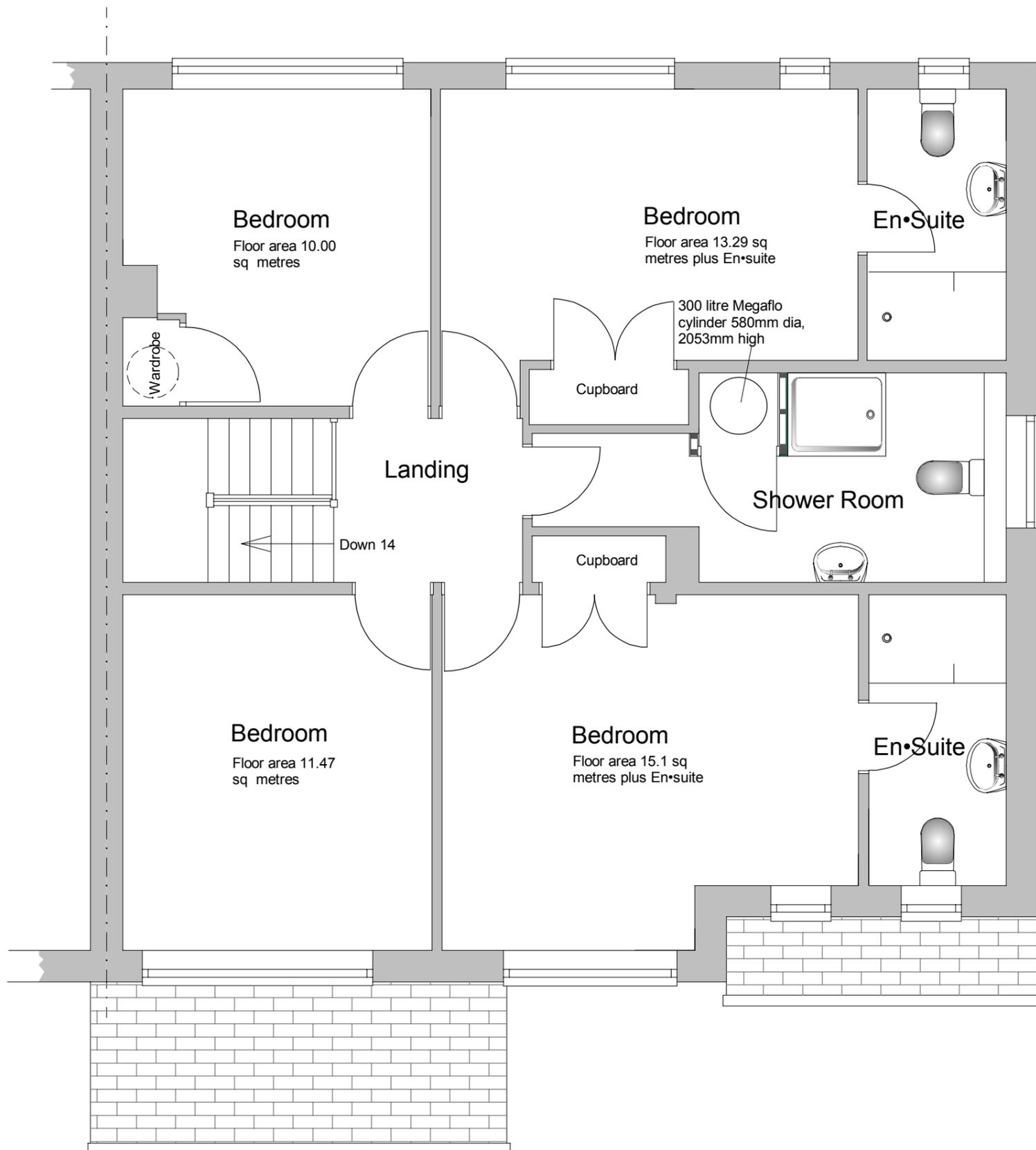


**P W Peacock**  
Architectural Project Planning & Management

57 Stourbridge Road Fairfield Bromsgrove Worcestershire B61 9LY  
Tel (01527) 878945  
Mobile 07813 943858

E-mail PPeacock1@aol.com





### Existing First Floor Plan

All essential dimensions must be checked on site as thickness of new dry lining may vary

Scales 1:50 when printed at A3 size (To print accurately to scale, select "Actual Size" from Adobe Reader print dialogue box)



**P W Peacock**  
Architectural Project Planning & Management

57 Stourbridge Road Fairfield Bromsgrove Worcestershire B61 9LY  
Tel (01527) 878945  
Mobile 07813 943858

E-mail PPeacock1@aol.com

