

DEVELOPMENT MANAGEMENT COMMITTEE 20th FEBRUARY 2023

Case No: 21/02827/FUL (FULL PLANNING APPLICATION)

Proposal: ERECTION OF A PAIR OF SEMI-DETACHED
DWELLINGHOUSE TO LAND REAR OF EXISTING
DWELLING

Location: 2 POTTON ROAD EYNESBURY PE19 2NP

Applicant: MR ADRIAN ALBONE

Grid Ref: 518968 258588

Date of Registration: 24.01.2022

Parish: ST NEOTS

RECOMMENDATION - REFUSE

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

1. DESCRIPTION OF SITE AND APPLICATION

- 1.1 The application site is located within a residential area within the built-up area of Eynesbury, which is located within St Neots Spatial Planning Area as identified within Policy LP7 within Huntingdonshire's Local Plan to 2036. The site is located within the existing residential garden of number 2 Potton Road. The proposed access would be taken from the residential access road serving properties off Potton Road, B1046, which currently serves the host property. The property is surrounded by residential properties with the railway line to the southeast of the site. The residential dwellings within the vicinity of the site are mainly two-storey semi-detached dwellings. The application site is not located in close proximity of any designated heritage assets.
- 1.2 The site is within flood zone 1 as shown on the Environment Agency's flood mapping.
- 1.3 Planning permission is sought for the erection of a pair of semi-detached dwellings on land to the rear of 2 Potton Road.
- 1.4 Officers have scrutinised the plans and have familiarised themselves with the site and surrounding area.

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 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: Contribution to Infrastructure Delivery
 - LP5: Flood Risk
 - LP6: Wastewater Management
 - LP7: Spatial Planning Areas
 - 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
 - LP31: Trees, Woodland, Hedges and hedgerows
- 3.2 Neighbourhood Plans:
St Neots Neighbourhood Plan (2016)
- Policy A3: Design
 - Policy PT1: Sustainable modes of transport
 - Policy PL2: Parking
 - Policy P4: Sustainable Drainage Systems

If you need to view please visit:

<https://www.huntingdonshire.gov.uk/planning/neighbourhood-planning/>

- 3.3 Supplementary Planning Documents (SPD) and Guidance:
- Huntingdonshire Design Guide Supplementary Planning Document (2017)
 - Huntingdonshire Landscape and Townscape SPD (2022)
 - Huntingdonshire Strategic Flood Risk Assessment (2017)
 - Cambridgeshire Flood and Water SPD (2017)
 - LDF Developer Contributions SPD (2011)

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

4. PLANNING HISTORY

- 4.1 None relevant planning history post 1948.

5. CONSULTATIONS

- 5.1 St Neots Town Council – Approval. Makes efficient use of the site. Satisfactory proposal in terms of scale and pattern of development.
- 5.2 Highway Authority – Comments on the access not being able to provide the appropriate width driveway and visibility splays and recommends refusal.

On receipt of amended plans: The access is now proposed to close off the service road's southern access onto Potton Road and create a new access in front of house number 10 as shown in Drawing 21-21-205 Rev. E. This has the required visibility of 2.4m x 43m. I note that comments have been received regarding the loss of parking amenity but this will be considered by the LPA. The access to the parent property and new dwellings is between 3.6m and 3.8m wide for the first 5m and then widens to 5m to provide a passing place. This does not meet the requirements for a shared access but, as it will be at a dead end with no passing vehicles, it is acceptable. The applicant should be informed that in order to carry out the works within the highway a short form 278 agreement will need to be entered into with the highway authority. Recommends conditions.

- 5.3 Network Rail - Network Rail has no objection in principle to the development, but some requirements which must be met, especially given the location of the proposed site at the top of the railway embankment and in proximity to high voltage overhead line equipment. Request conditions.

6. REPRESENTATIONS

- 6.1 The application was advertised by the sending out of letters to neighbouring properties.
- 6.2 Four representations have been made to the proposed development, objecting on the following grounds;
- Closing access and opening new access not viable due to gas pipeline for the street runs under the verge
 - Risk to pedestrians
 - Lack of parking/restricting parking
 - Affects access to properties
 - Additional properties to Potton Road will increase traffic and foot flow
 - Insufficient space in the site for the movement of six vehicles
 - Access does not meet the width requirements for an access
 - The width of the access does not take account of Network Rail Requirements
 - Vehicles will need to reverse out
 - The application is not supported by a planning statement to explain proposal or context
 - Overbearing impact on neighbouring properties
 - Over intensive development
 - Not responding to the context of the surrounding area
 - Overdevelopment of a backland site
 - Impact on daylight and overshadowing to property and garden

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 (2016)
- Godmanchester Neighbourhood Plan (2017)
- Houghton and Wyton Neighbourhood Plan (2018)
- Huntingdon Neighbourhood Plan (2019)
- Bury Village Neighbourhood Plan (2021)
- Buckden Neighbourhood Plan (2021)
- Grafham and Ellington Neighbourhood Plan 2020-2036 (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 as part of this application are:

- Principle of development
- Design and Visual Amenity
- Residential Amenity
- Highway Safety
- Flood risk and surface water
- Biodiversity and trees
- Water Efficiency
- Accessible and adaptable homes
- Developer Contributions

Principle of development

7.6 The site is considered to be within the built-up area Eynesbury which is a part of St Neots Spatial Planning Area and located in a sustainable location in terms of bus routes, walking and cycling distances with access to a range of facilities, so the proposal can be supported on accessibility grounds. It is therefore considered that the proposal meets the objectives of the NPPF, which includes proactively supporting sustainable economic development.

7.7 The proposal therefore accords with Policy LP7 of the Huntingdonshire Local Plan to 2036 and the NPPF (2021) in this regard and the principle of the proposal is therefore acceptable in spatial planning terms, subject to other material considerations.

Design and Visual Amenity

- 7.8 Policies LP11 and LP12 of the Huntingdonshire Local Plan to 2036 state that developments should respond positively to their context, draw inspiration from the key characteristics of its surroundings and contribute positively to the area's character and identity.
- 7.9 The site is located within a residential area where there are predominately two storey semi-detached dwellings and whilst some dwellings in the area have been extended over time, they are all of similar scale, bulk and design.
- 7.10 The application proposes the erection of a pair of semi-detached dwellings which would be similar in character and appearance to surrounding properties. Set back into the site behind properties fronting Potton Road and to the west of the railway line, the proposed dwellings would not be unduly prominent.
- 7.11 Properties on Potton Road take a predominantly linear form, however, there are properties to the north which are orientated to address the railway line. To the south are properties on Philip Gardens and to the east is the railway line. Whilst the properties would be sited to the rear of No. 2 which fronts Potton Road the development would not appear out of character with the pattern and grain of the area and would face the railway line, similar to properties to the north and south.
- 7.12 The proposal would not result in overdevelopment of the site and would contribute positively to the areas character and identify, respecting the character and appearance of the general area. Therefore, the proposal would accord 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.
- 7.14 The neighbour representations have been considered in full. The main matters for consideration in terms of residential amenity impacts are the overlooking, overshadowing and overbearing impacts upon No.4 Potton Road, No. 44 Philip Gardens, No. 45 Philip Gardens and No.45a/b Philip Gardens, as well as the standard of residential amenity that would be experienced by potential future users and occupiers of the proposed development and the host dwelling No.2 Potton Road.

- 7.15 Huntingdonshire District Council use the 25-degree & 45-degree tests from the BRE Site Layout Planning for Daylight and Sunlight, 2011, second edition (BRE Digest 209) to assess potential loss of daylight and sunlight to neighbouring dwellings. The Huntingdonshire District Council Design Guide (2017) recommends a general separation distance of 21 metres between habitable windows of dwellings directly opposite each other.
- 7.16 Impact upon No. 4 Potton Road - No. 4 Potton Road is the adjoining property to the application site. It is sited to the northwest of the development and due to the separating gardens and orientation of the dwellings the proposal would not have any detrimental impact on the residential amenities of No. 4 Potton Road.
- 7.17 Impact upon No. 44 Philip Gardens - Due to the orientation and distance separation to No. 44 the proposal would not have any adverse impact on the occupant of No. 44 Philip Gardens.
- 7.18 Impact upon No. 45 Philip Gardens - No. 45 Philip Gardens lies to the south west of the proposed development. The side, south west elevation, of the proposed dwelling would be in close proximity, 1.45m, to the rear boundary of No. 45. Furthermore, there would only be a distance separation of 12.66m from the rear of No. 45 to the side gable of the proposed dwelling.
- 7.19 The proposed dwelling has been designed with a gable end facing No. 45 and whilst there are only secondary windows proposed at first floor (serving a bathroom and ensuite) due to the scale and mass of the proposed dwelling and proximity to the boundary it is considered that the size, scale and height of the proposed dwellings in proximity to the rear boundary of No. 45 Philip Gardens would have a cumulatively significant overbearing impact upon the rear amenity space and outlook to No.45 and would fail to maintain a high standard of amenity for the occupiers of No.45 Philip Gardens, contrary to Policy LP14 of the Huntingdonshire Local Plan to 2036.
- 7.20 Officers note that the proposed development would just have bathroom windows facing No.45 Philip Gardens on the south-west first floor elevation. As such, a condition could be imposed if planning permission was to be granted for the proposed development to ensure obscure glazing. Having regard to the current relationship between No.45 Philip Gardens and adjacent properties it is recognised that the proposed dwellings would not result in direct overlooking nor loss of privacy subject to condition. However, the proposed development would result in a perception of overlooking of the private amenity space of No.45 Philip Gardens.

- 7.21 Overall, it is considered that the proposed dwellings, by virtue of their scale, siting and design in close proximity to the rear garden of No.45 Philip Gardens would introduce a dominating 2 storey dwelling of significant mass within close proximity of the common boundary that would lead to an oppressive and poor physical relationship between the proposed dwellings and the private amenity space of number No. 45 Philips Gardens. This would be through the combination of the perception of being overlooked from the south west facing first floor windows and the scale of the proposed building within 1.45 metres of the proposed boundary of No. 45 Philip Gardens. This would lead to significant levels of overbearing impact upon the rear garden of No. 45 Philip Gardens and would fail to maintain a high standard of amenity for users and occupiers of No. 45 Philips Gardens contrary to Policy LP14 of the Huntingdonshire Local Plan to 2036, Paragraph 130 (f) of the NPPF (2021) section H2 of the National Design Guide in this regard. Impact upon No.45a/b Philip Gardens
- 7.22 Impact upon No.45a/b Philip Gardens - No. 45a and 45b Philip Gardens are a pair of semi-detached dwellings sited to the southwest of the proposed dwellings. A number of windows are proposed on the southwest elevation but these serve bathrooms and en-suites at first floor and a hall and w.c to the ground floor. There would be no direct overlooking to the rear of No. 45a and 45b and the first floor windows could be conditioned to be obscurely glazed to protect the amenities of these properties. Due to the orientation of the dwelling and intervening rear gardens the proposal would not have any adverse impact on the occupiers of No's 45a and 45b Philip Gardens.
- 7.23 Impact on the host property No. 2 Potton Road - With regards to No. 2 Potton Road, the proposed dwelling would be orientated to the south of the host property and at sufficient distance so as not to have any adverse impact on the occupant of No. 2. However, the proposed access drive to serve the dwelling would abut the side elevation of No. 2 and extend past the frontage of the property. As a result the proposed development would lead to vehicle movements in close proximity to the northern (principal elevation) and south eastern side of No. 2 Potton Road. This could result in detrimental impact on the amenity of No. 2 Potton Road by virtue of unacceptable noise impact and lights from vehicles.
- 7.24 Impact upon the future occupiers of the proposed development - Officers note that there is only limited private amenity space for the proposed development, particularly plot 1, and officers therefore questions whether or not the proposal would ensure a satisfactory level of private amenity space for the future occupiers of the proposed development. However given that there are no minimum standards in relation to private amenity set out within

Huntingdonshire's Local Plan to 2036 nor in any supplementary guidance officers considers that the proposal would comply with Policy LP14 of the Local Plan to 2036.

- 7.25 The proposed dwellings would front a railway line to the southeast of the site. Given the proximity to the railway line it is necessary to consider the impact on potential occupiers from noise and disturbance. A noise Impact Assessment has not been submitted with the application and therefore it is not possible to fully determine the potential noise impact. Although it is accepted that there are other properties in the vicinity of the railway line it is considered that there is a potentially harmful impact to new occupiers of the proposed dwellings and no information has been submitted to demonstrate that the development would not result in significant harm to the future occupants in line with Policy LP14.
- 7.26 Overall, the proposed development is considered contrary to Policy LP14 of the Local Plan to 2036 (2021), paragraph 130(f) of the NPPF 2021 which seeks a high standard of amenity for existing and future place users, H1 of the National Design Guide and the guidance within part 3.7 Building Form of the Huntingdonshire Design Guide Supplementary Planning Document (2017).

Highway Safety

- 7.27 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.
- 7.28 The proposed dwellings are to be accessed from the service road off the B1046 Potton Road to the northeast of the site. The service road serves a number of residential properties along Potton Road. The site is then proposed to be served via a driveway to the southeast of the host property with parking and turning provided within the site.
- 7.29 During the course of the application amended plans were received to include the closure of the service road's southern access onto Potton Road and create a new access in front of house number 10. The highway authority has confirmed that this access would be able to provide the required visibility of 2.4m x 43m and have raised no objection.
- 7.30 A number of objections have been raised with regards to loss of parking as a result of the new access, however, properties along Potton Road have off street parking to the frontage of properties and the new access would not result in the loss of this parking

and the remainder of the service road would still be available for parking, where appropriate.

- 7.31 The access driveway to serve the proposed semi-detached property would be between 3.6m and 3.8m wide for the first 5m and then widens to 5m to provide a passing place. It has been noted that this does not meet the requirements for a shared access, however, the highway authority have advised that as it will be at a dead end with no passing vehicles, it is acceptable.
- 7.32 Adequate parking provision has been provided within the site to serve the host property and the proposed dwellings.
- 7.33 Therefore, subject to appropriate conditions the proposal is considered acceptable in terms of its impact on highway safety and therefore accords with Policy LP17 of Huntingdonshire's Local Plan to 2036 in this regard.

Flood risk

- 7.34 Given that the site is in Flood Zone 1 with no susceptibility to surface water flooding and comprises less than 1 hectare of land, the sequential and exceptions tests for flooding nor the submission of a flood risk assessment are considered necessary in this instance in accordance with the NPPF and NPPG.
- 7.35 The application form states that surface water would be disposed via soakaway and that the method for foul water drainage is mains sewer. Given the low flood risk and minor scale of development, officers are satisfied that full details of the surface and foul water drainage can be secured as part of building regulations and other relevant legislative requirements in this instance.
- 7.36 The proposal is therefore considered acceptable with regard to Policies LP5, LP6 and LP15 of the Huntingdonshire Local Plan to 2036 and the NPPF 2021 in this regard.

Biodiversity

- 7.37 Policy LP30 of the Local Plan to 2036 requires proposals to demonstrate that all potential adverse impacts on biodiversity and geodiversity have been investigated. Policy LP30 of the Local Plan to 2036 also requires development proposals to ensure no net loss in biodiversity and provide a net gain in biodiversity where possible.
- 7.38 There is an area of trees and shrubs to the southeast of the site creating a buffer between the railway and the application site. The landscaping is outside the site and is not proposed to be affected by the development. The application site is residential

garden land and the siting of the proposed dwellings is unlikely to impact on the wider landscaped area. There is opportunity to enhance the biodiversity value of the site through soft landscaping and ecological enhancements which could be secured by condition.

- 7.39 It is therefore considered that subject to conditions, the arboricultural and ecological implications of the development are acceptable and there would be no contravention of Policies LP30 and LP31 of the Local Plan and the NPPF 2021 in this regard.

Water Efficiency

- 7.40 Policy LP12 of the Local Plan to 2036 states that new dwellings must comply with the optional Building Regulation requirement for water efficiency set out in Approved Document G of the Building Regulations. Whilst confirmation of compliance from the Applicant/Agent has not been sought given the concerns raised with regards to aspects of the application, a condition could be attached to any approval decision to ensure compliance with the above.

Accessible and Adaptable homes

- 7.41 Policy LP25 of the Local Plan states that proposals for new housing will be supported where they meet the optional Building Regulation requirement M4(2) 'accessible and adaptable homes' unless it can be demonstrated that site specific factors make this impractical or unviable. While confirmation of compliance from the Applicant/Agent has not been sought given the concerns raised with regards to aspects of the application, a condition could be attached to any approval decision to ensure compliance with the above.

Developer Contributions

- 7.42 The application is not accompanied by a completed Unilateral Undertaking for the provision of wheeled bins and therefore fails to comply with part H of the Developer Contributions Supplementary Planning Document (2011) and Policy LP4 of the Local Plan to 2036.

Other Matters

Community Infrastructure Levy (CIL)

- 7.43 The development would 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.

Conclusion and Planning Balance

- 7.44 Planning law requires that applications for planning permission be determined in accordance with the development plan, unless material considerations indicate otherwise.
- 7.45 The principle of the development is supported and it has been demonstrated that the proposal can be accommodated without having an adverse impact on the character of the area and highway safety.
- 7.46 Other material planning considerations have been considered during the application including the contribution the development would make to market housing delivery and the economic benefits including job creation through construction.
- 7.47 However, it is considered that the proposed development would have a detrimental impact on the residential amenities of No. 45 Philip Gardens and No. 2 Potton Road, the host property. Furthermore, the application is not accompanied by a completed Unilateral Undertaking for the provision of wheeled bins.
- 7.48 Taking national and local planning policies into account, and having regard for all relevant material considerations, it is concluded that the proposed development is contrary to policy and not acceptable. The proposed development is considered to be in conflict with the Development Plan when taken as a whole and is not acceptable. There are no overriding material considerations that indicate that permission should be granted in this instance. Therefore, it is recommended that the application be refused.

Conclusion

- 7.49 Having regard to all relevant material considerations, it is concluded that the proposal would not accord with local and national planning policy. Therefore, it is recommended that planning permission be refused.

8. **RECOMMENDATION - REFUSAL for the following reasons:**

Reason 1 - The proposed dwellings, by virtue of their scale, siting and design in close proximity to the rear garden of No.45 Philips Garden would introduce a dominating 2 storey dwelling of significant mass which would lead to an oppressive and overbearing impact between the proposed dwellings and the private amenity space of No. 45 Philip Gardens. This would be through the combination of the perception of being overlooked from the southwest facing first

floor windows and from the scale of the proposed building within 1.45 metres of the boundary and would fail to maintain a high standard of amenity for users and occupiers of No. 45 Philips Garden. The proposal is therefore contrary to Policy LP14 of Huntingdonshire's Local Plan to 2036, Paragraph 130 (f) of the NPPF (2021) section H2 of the National Design Guide.

Reason 2 - The proposed access would lead to vehicle movements in close proximity to the northern (principal elevation) and south eastern side of No. 2 Potton Road. This would result in detrimental impact on the amenity of No. 2 Potton Road by virtue of unacceptable noise impact and lights from vehicles. The proposal is therefore contrary to Policy LP14 of the Huntingdonshire Local Plan to 2036, Paragraph 130 (f) of the NPPF (2021) section H2 of the National Design Guide.

Reason 3 - The application is not accompanied by a completed Unilateral Undertaking for the provision of wheeled bins and therefore fails to comply with part H of the Developer Contributions Supplementary Planning Document (2011) and Policy LP4 of the Huntingdonshire Local Plan to 2036.

Reason 4 - The proposed development, by virtue of insufficient information, fails to demonstrate what potentially harmful impact from noise would result due to the proximity to the railway line and is therefore not considered to be in accordance with Policy LP14 of the Local Plan to 2036 and paragraph 127(f) of the NPPF (2019).

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 **Lewis Collins Senior Development Management Officer** – lewis.collins@huntingdonshire.gov.uk

No.	Reference	Development	SNTC Decision	Notes
1	21/02729/HHFUL	Mrs A Houghton 12 The Crescent Eaton Socon, St Neots Single storey rear/side extension and new rear bay to replace original	Approve	Improves the property. Makes efficient use of its site.
2	21/02758/FUL	Ms Jennie Roos The White House, St Neots Road Eaton Ford Boundary Fence	Approve	Subject to approval from HDC conservation officer.
3	21/02802/HHFUL	Mr David Werrett 149 Crosshall Road, Eaton Ford St Neots, PE19 7GB Conversion of roof space over existing carport to provide home office, including external Access.	Approve	Subject to meeting any HDC planning conditions previously place on this property.
4	21/02215/FUL	David Moore 106 Great North Road, Eaton Socon St Neots Demolition of a single dwelling and replacement with three dwellings and creation of parking area	Refuse	Over development in a conservation area.
5	21/02787/HHFUL	Mr Salvatore Sanfilippo 62 The Broad Walk Eynesbury St Neots Two storey rear extension, single storey side extension and new boundary wall	Refuse	Scale of development for the site. Overshadowing of neighbouring property rear garden due to proposed 2 storey extension.
6	21/02419/HHFUL	Mr R Green 5 Pashley Court Eynesbury St Neots Single storey rear extension	Approve	Satisfactory proposal in terms of scale and pattern of development. Improves the property.
7	22/00114/S73	Mr S Hildrew 11 The Paddock Eaton Ford, St Neots Variation of condition 2 (Plans) to 21/01795/HHFUL to add an additional front extension for a storage room.	Approve	Improves the property.
8	21/00212/FUL HDC Appeal Ref: 22/00002/REFUSL	AWJ Usher & Sons Ltd Land Adjacent 31 Luke Street Eynesbury Erection of seven dwellings and associated works	Refuse	Following the review of the Decision Notice, SNTC would like to withdraw our previously submitted comments. We support HDC decision to refuse.
9	22/00027/HHFUL	Mr Tim Jupp 41A Kings Road St Neots PE19 1LD Proposed single storey extension.	Approve	Improves the property.

No.	Reference	Development	SNTC Decision	Notes
10	21/02767/HHFUL	Chris King 52 Andrew Road Eynesbury St Neots PE19 2QE Ground floor internal layout alterations. Ground floor kitchen extension to East elevation	Approve	Improves the property. Makes efficient use of its site.
11	21/02724/HHFUL	Mr & Mrs Roper 173 Crosshall Road Eaton Ford St Neots Proposed double storey front extension, garage conversion, first floor side extension, single storey side and rear extensions, detached carport and associated alterations	Approve	Improves the property. Makes efficient use of its site.
12	21/02827/FUL	Mr Adrian Albone 2 Potton Road Eynesbury St Neots Erection of a pair of semi-detached dwellinghouse to land rear of existing dwelling	Approve	Makes efficient use of its site. Satisfactory proposal in terms of scale and pattern of development.
13	21/02584/FUL	Mr Ferda Djemal 23 Huntingdon Street St Neots PE19 1BG Change of use from Hair Dressers E (c) (ii) to Hot food Takeaway Sui Generis. Addition of an extractor flue to the south elevation	Defer	Due to the prominent location of the flue, we request a photo showing the materials and type of flue to be installed.
14	21/02852/FUL	AWJ Usher & Sons Ltd Land At The Granary Ackerman Street Eaton Socon Demolition / Removal of existing storage containers & pre-fab and erection of two bungalows and associated works	Refuse	Concerns over highway safety due to access to and from the highway. Adequacy of loading/turning.

Committee Chairperson

Development Management Committee



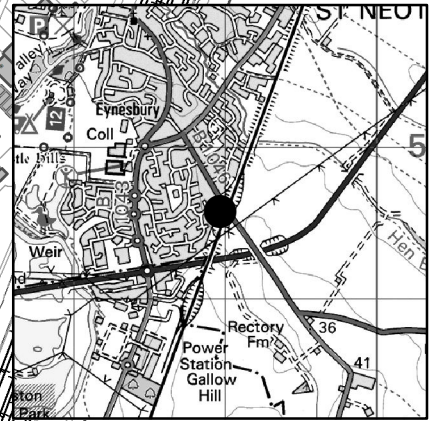
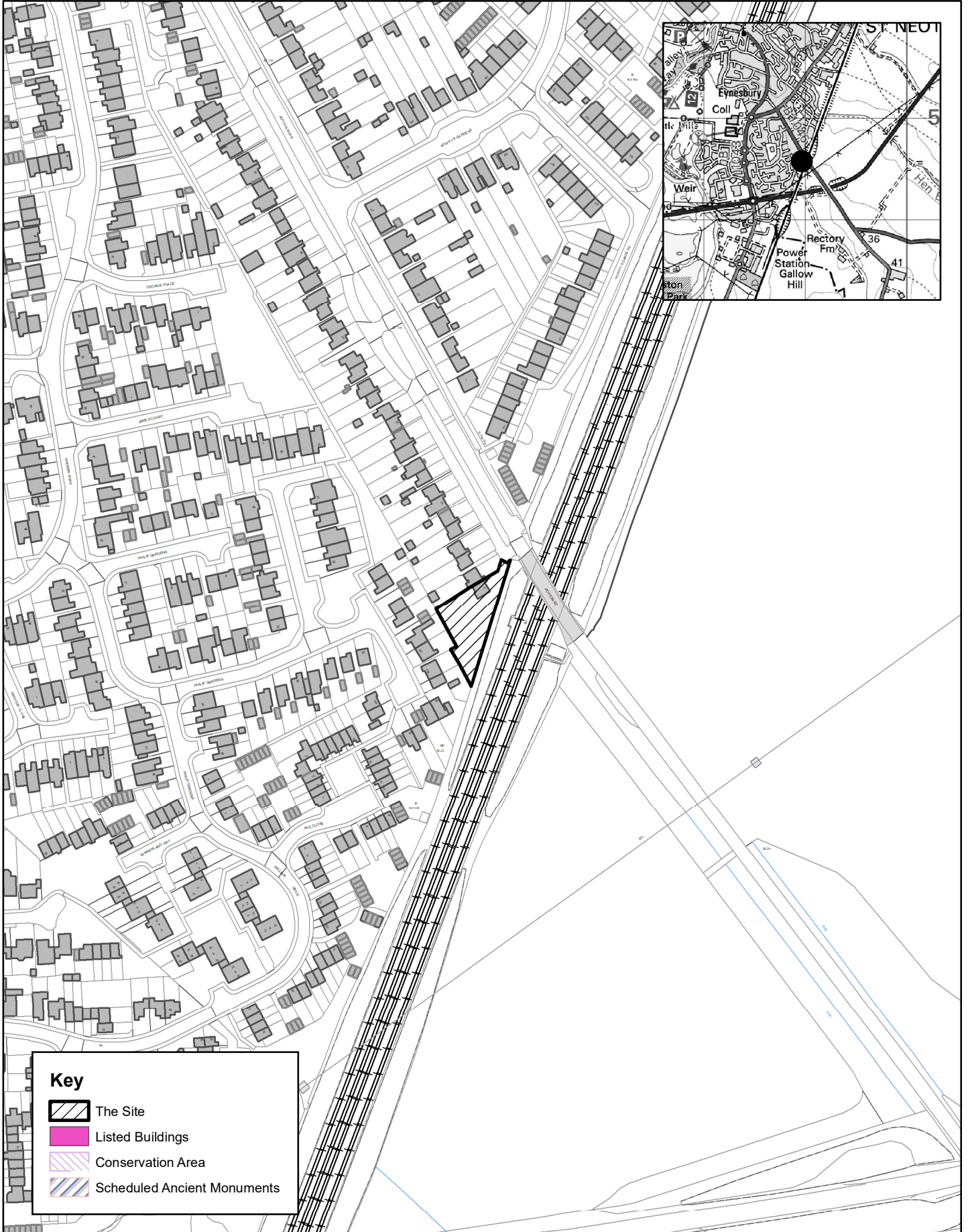
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Application Ref: 21/02827/FUL





Date Created: 07/02/2023

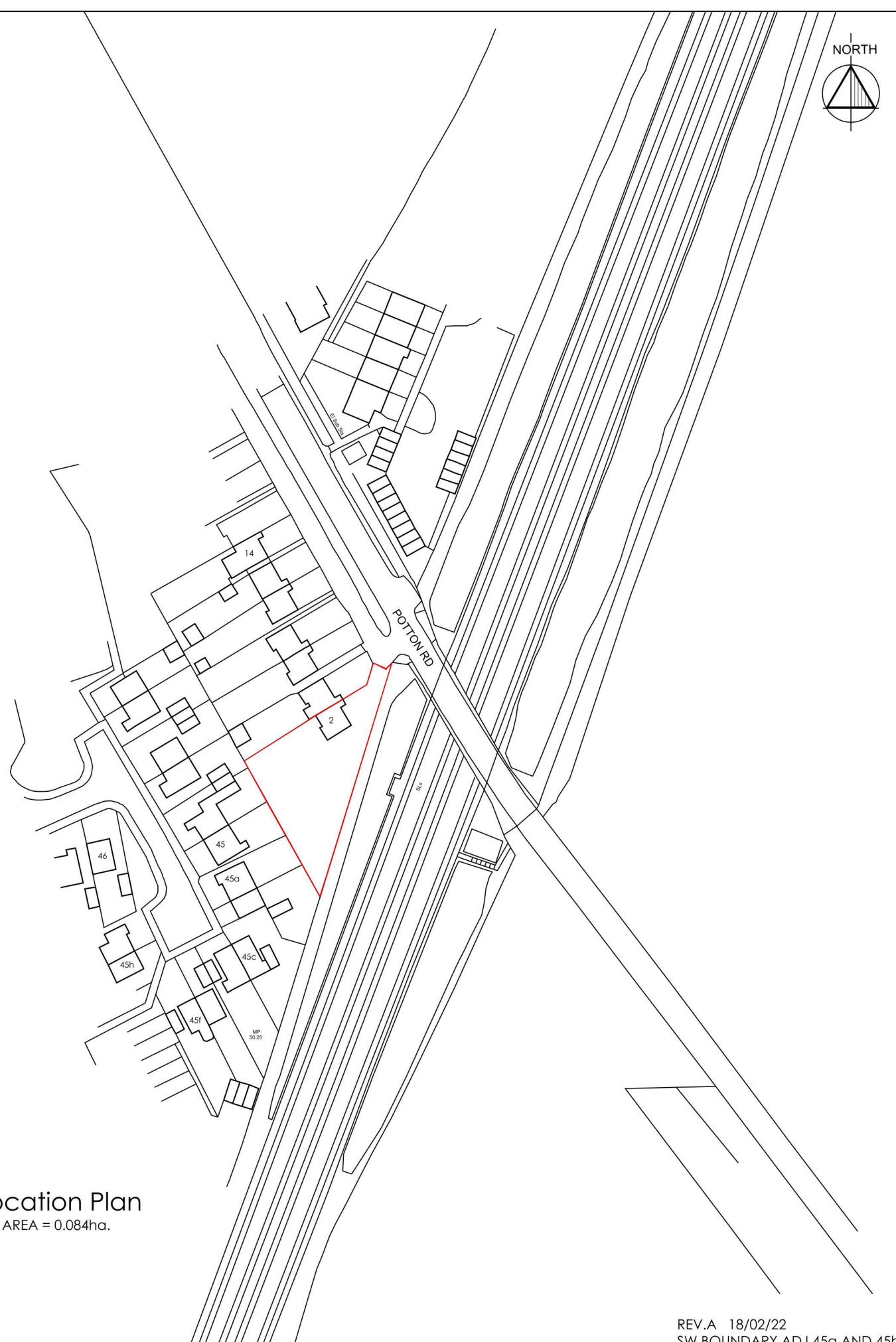
Location: St Neots

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Key

-  The Site
-  Listed Buildings
-  Conservation Area
-  Scheduled Ancient Monuments



Location Plan

SITE AREA = 0.084ha.

REV.A 18/02/22
SW BOUNDARY ADJ.45a AND 45b

SCALE **1:1250 @ A4**
10.0 20.0 30.0 40.0 50.0

PROJECT
No.2 Potton Road, St Neots PE19 2NP

DWG. No.
21-21-200 A



Existing access to be stopped up through installations of 600mm verge lined with Vergemaster Marker Posts and new access to be installed to county council standards

"Armco or similar barrier to be installed - Development shall not commence until a construction methodology has been submitted to and approved in writing by the Local Authority. The construction methodology shall demonstrate consultation with the Asset Protection Project Manager at Network Rail. The development shall thereafter be carried out in accordance with the approved construction methodology unless otherwise agreed in writing by the Local Planning Authority."

- LEGEND**
- LAWN
 - BLOCK PAVIORS
 - SANDSTONE PAVING SLABS
 - TARMACADAM
 - 2 SPACE LOCKABLE CYCLE SHED
 - BINS
 - EXISTING TREES
 - PROPOSED LANDSCAPING
 - EXISTING SITE SPOT LEVELS
 - PROPOSED SPOT LEVELS

REV	DATE	BY	REVISION NOTES
B	01/07/22	SD	Proposed access widened to match existing, Armco noted added
B	22/02/22	NFM	Parking Plat 2 Revised, D.p.c. level reduced
A	18/02/22	NFM	South West boundary adj, 45A and 45B revised

Suite 2, Clare Hall,
St Ives Business Park,
Parsons Green,
St Ives,
Cams, PE27 4WY

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PARTNERS
in PLANNING
and ARCHITECTURE

PROJECT
Proposed residential development
adjacent No.2 Potton Road
St Neots
Cambridgeshire, PE19 2NP

CLIENT
Mr A Albone

DRAWING TITLE
Proposed Block Plan
2 Three Bed Semi Detached Dwellings

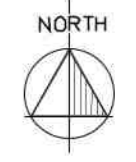
DRAWN BY NFM	SCALE 1:200 @ A1
DATE 19/11/21	DWG. No. 21-21-201
	REV. c



Existing access to be stopped up through installations of 600mm verge lined with Vergemaster Marker Posts and new access to be installed to county council standards

Extent of Public Highway

"Armco or similar barrier to be installed - Development shall not commence until a construction methodology has been submitted to and approved in writing by the Local Authority. The construction methodology shall demonstrate consultation with the Asset Protection Project Manager at Network Rail. The development shall thereafter be carried out in accordance with the approved construction methodology unless otherwise agreed in writing by the Local Planning Authority."



REV	DATE	BY	REVISION NOTES
E	01/07/22	SD	Proposed access widened to match existing, Armco noted added
D	01/06/22	SD	30mph signs added
C	10/05/22	QC	Revised parking layout
B	05/05/22	QC	Proposed scheme inserted.
A	29/04/22	QC	Revised layout and extent of public highway shown

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St Ives Business Park,
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PROJECT
Proposed residential development
adjacent No.2 Potton Road
St Neots
Cambridgeshire, PE19 2NP

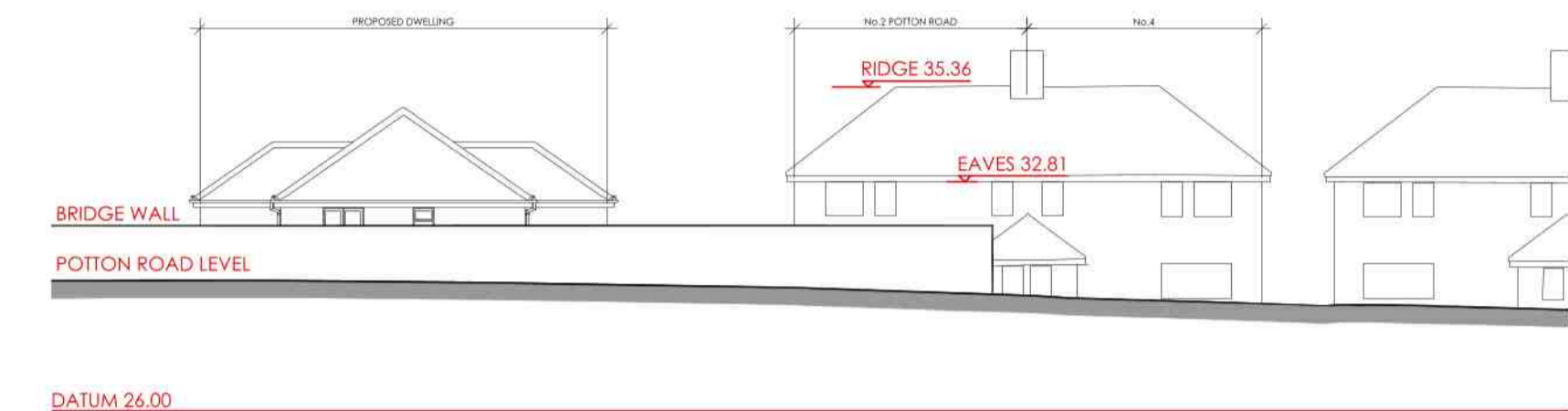
CLIENT
Mr A Albone

DRAWING TITLE
Proposed Access Layout Onto
Potton Road

DRAWN BY	SCALE	1:200 @ A1
NFM	2.0	6.0 10.0
DATE	DWG. No.	REV.
10/03/22	21-21-205	E



ELEVATION A - A



ELEVATION B - B



ELEVATION C - C



REV	DATE	BY	REVISION NOTES
B	01/07/22	SD	Block plan updated, section lines added
A	22/02/22	NFM	Dwelling D.p.c. level revised

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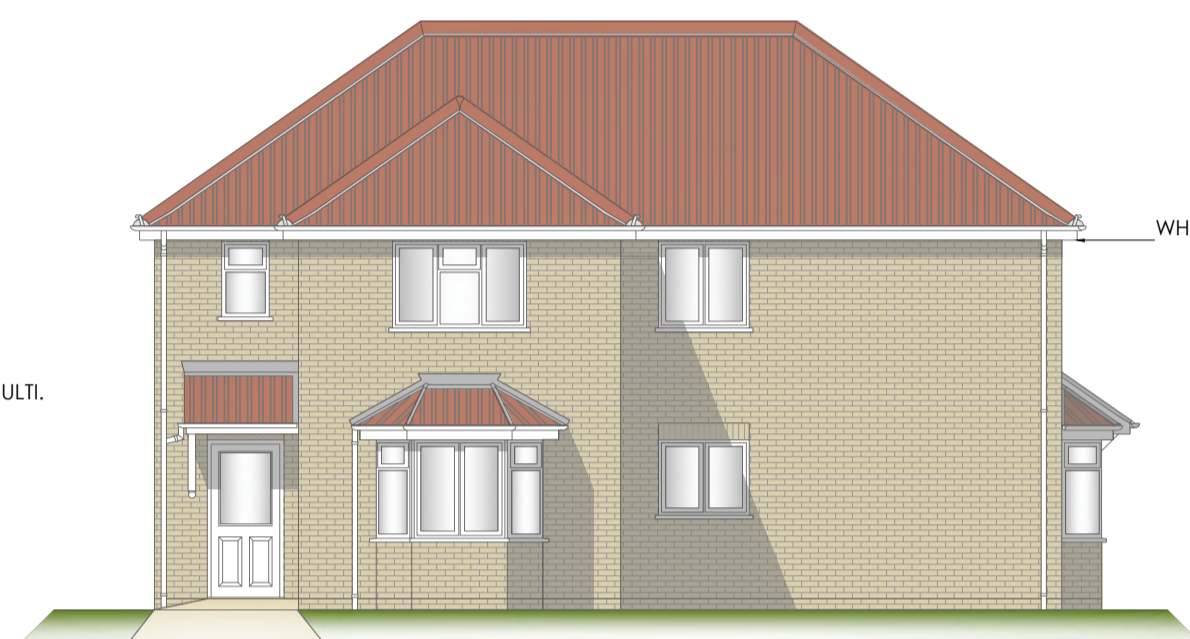
PROJECT
Proposed residential development
adjacent No.2 Potton Road
St Neots
Cambridgeshire, PE19 2NP

CLIENT
Mr A Albone

DRAWING TITLE
Site Sections and Street Scenes

DRAWN BY NFM	SCALE 1:200 @ A1
DATE 19/11/21	DWG. No. 21-21-203
	REV. B

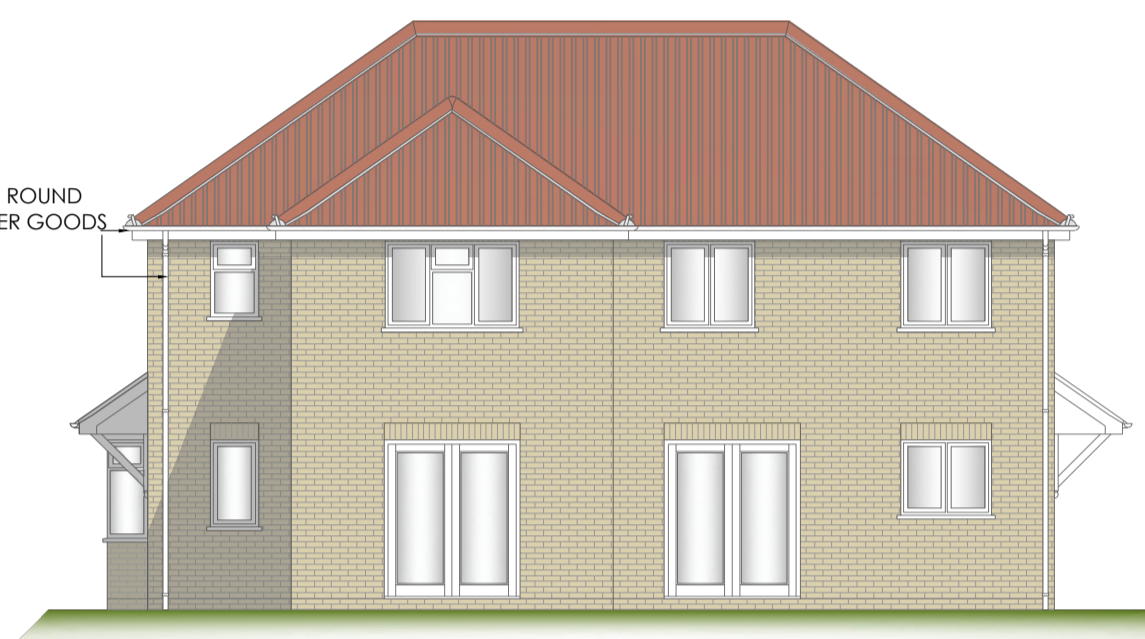
- MATERIALS**
-  BUFF FACING BRICKS
 -  CONCRETE INTERLOCKING TILES, RED MULTI.
 -  WHITE UPVC JOINERY



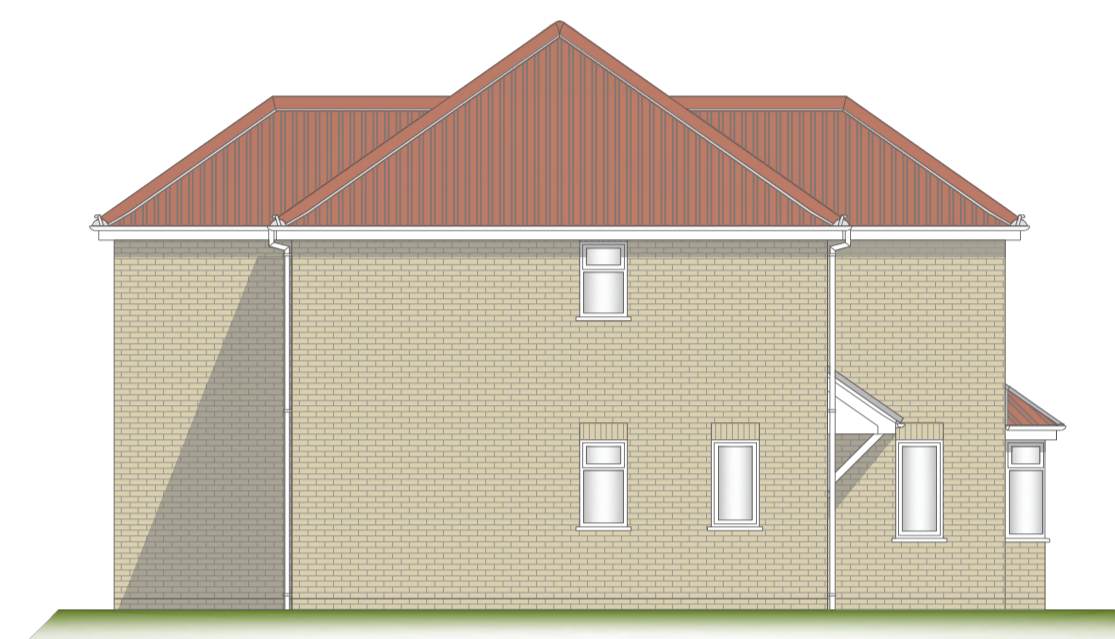
SOUTH EAST ELEVATION



NORTH EAST ELEVATION



NORTH WEST ELEVATION

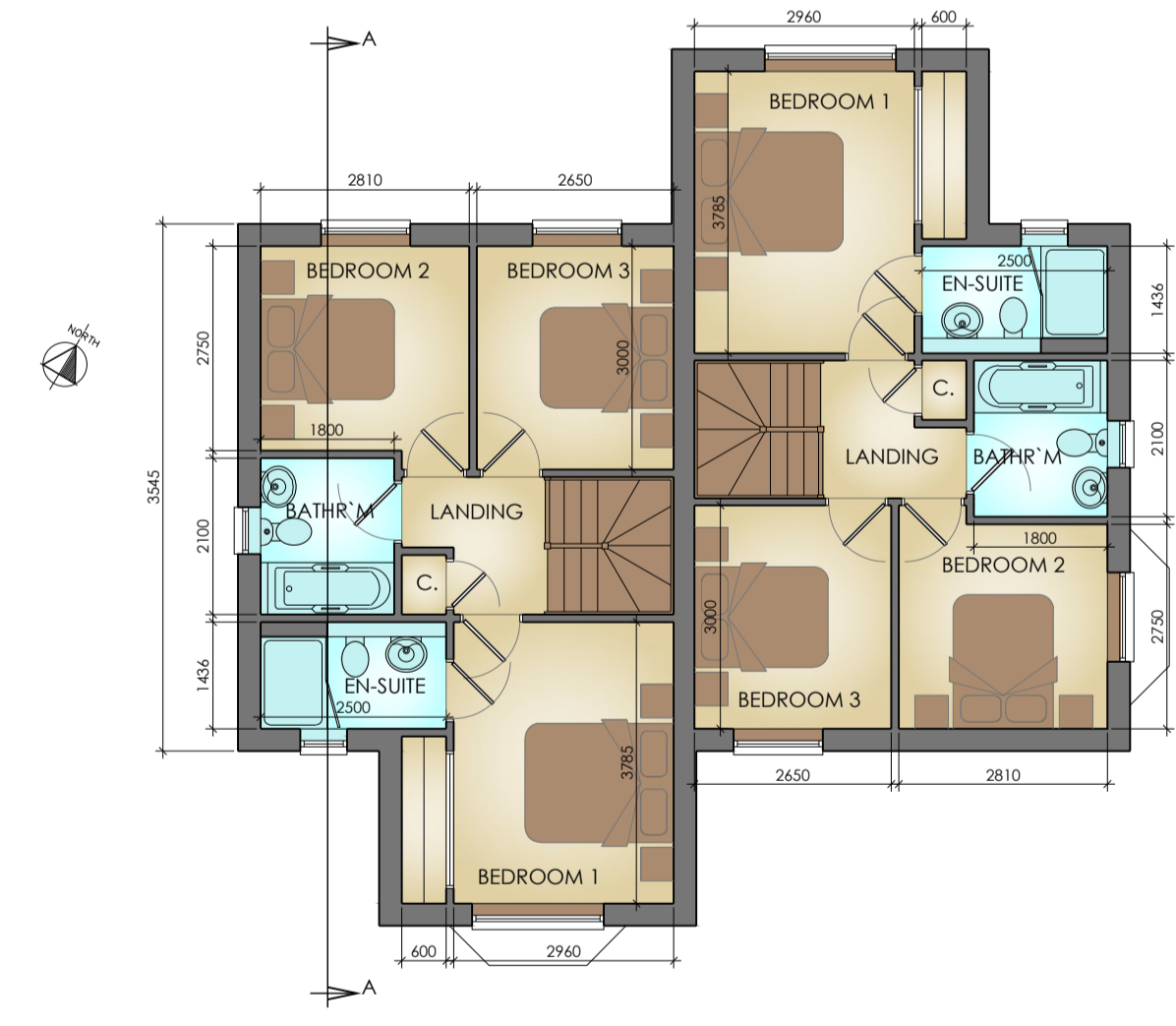


SOUTH WEST ELEVATION

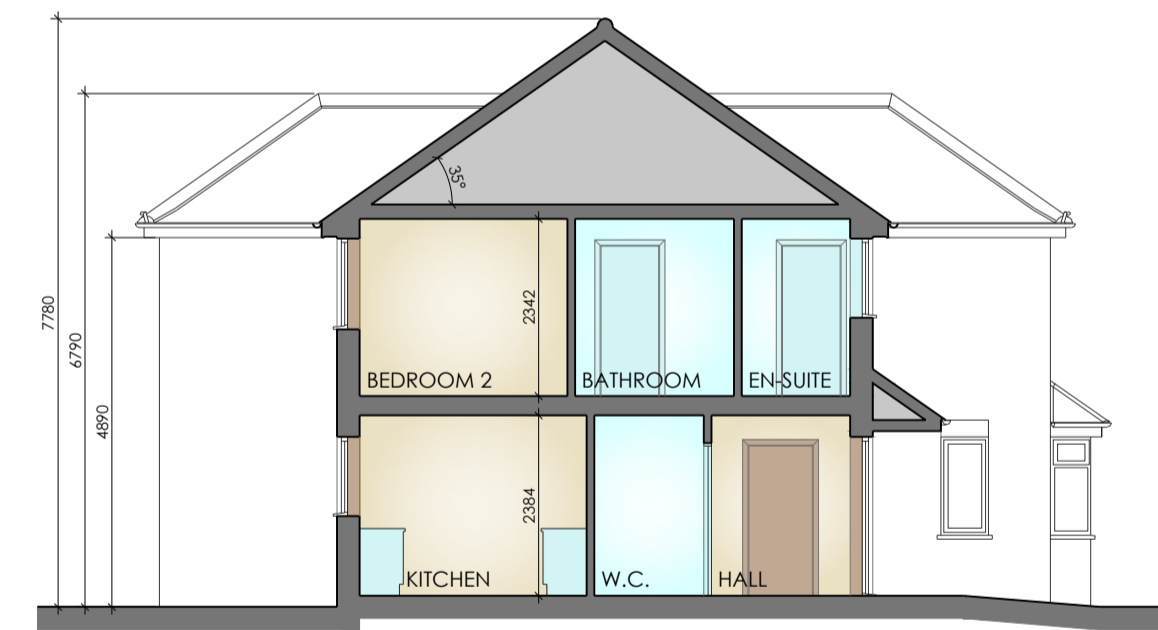


GROUND FLOOR PLAN

GROSS INTERNAL FLOOR AREA EACH UNIT = 90.18m.sq. (971sq.ft.)



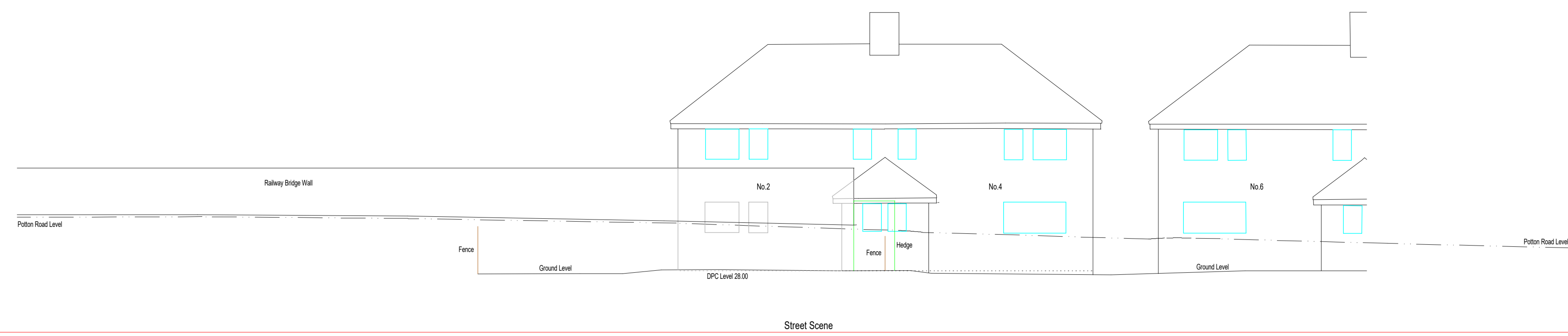
FIRST FLOOR PLAN



SECTION A - A

REV	DATE	BY	REVISION NOTES
			Suite 2, Clare Hall, St Ives Business Park, Parsons Green, St Ives, Cams, PE27 4WY
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<p>PROJECT Proposed residential development adjacent No.2 Potton Road St Neots, Cambridgeshire, PE19 2NP</p>			
<p>CLIENT Mr A Albone</p>			
<p>DRAWING TITLE Proposed Floor Plans and Elevations</p>			
<p>DRAWN BY NFM</p>		<p>SCALE 1:100 @ A1 1.0 2.0 3.0 4.0 5.0 6.0</p>	
<p>DATE 19/11/21</p>		<p>DWG. No. 21-21-202 REV.</p>	

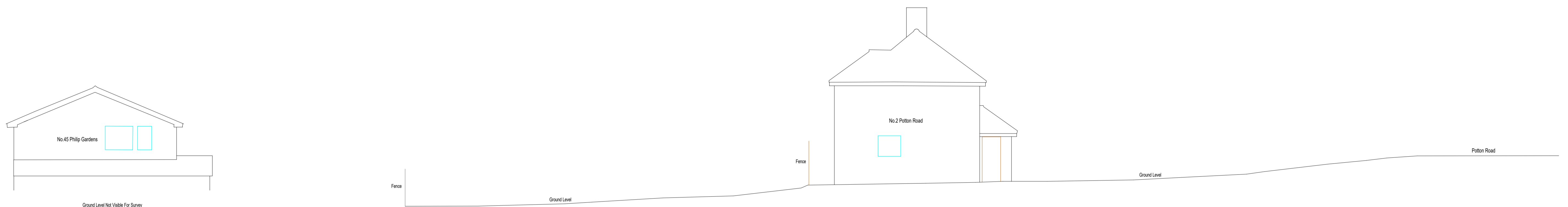
Street Scene 1:100



26.00m

Street Scene

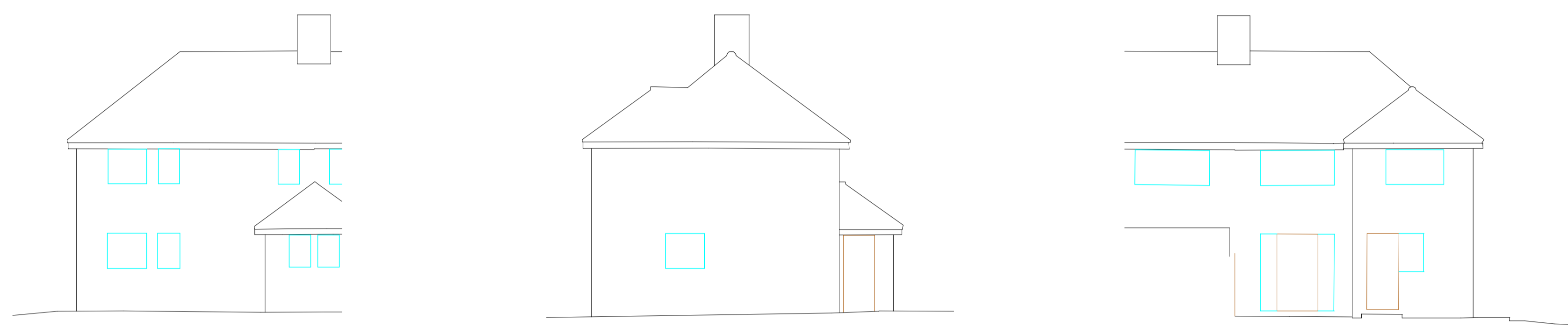
Site Section 1:100



26.00m

Site Section

Elevation 1:100



26.00m

East Elevation

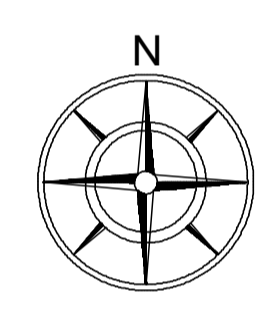
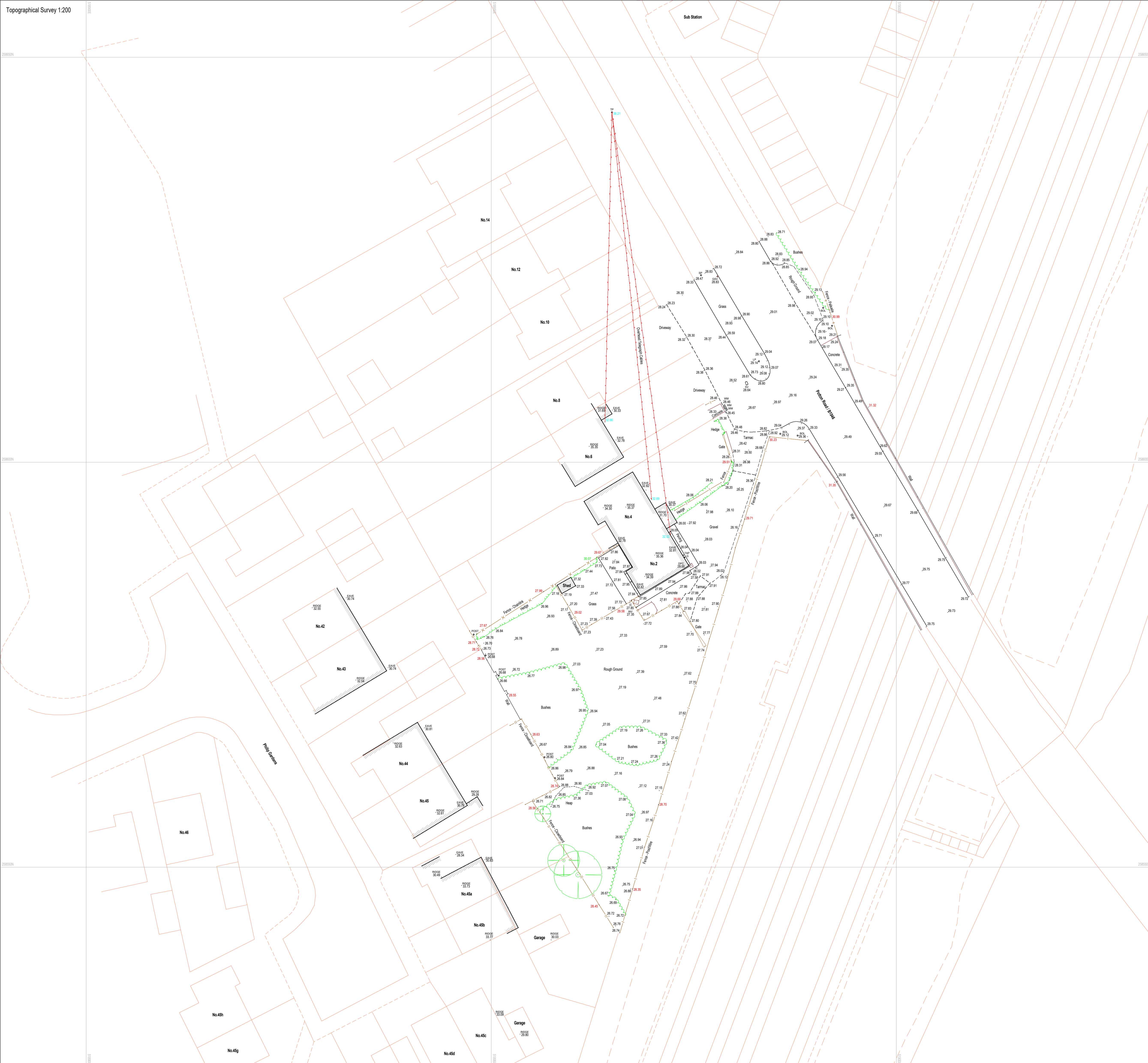
26.00m

South Elevation

26.00m

West Elevation

Topographical Survey 1:200



Rev	Date	Comment	Drawn
1			

REV	DESCRIPTION
BOL	Bollard
DPC	DPC Level
FH	Fire Hydrant
G	Gully
GSV	Gas Stop Valve
IC	Inspection Cover
INV	Invert Level
LP	Lamp Post
SP	Sign Post
TP	Telegraph Pole
WM	Water Meter
30.00	Top Of Fence/Wall Level
32.00	Overhead Telephone Cable Level
1	Tree Number

TREE SCHEDULE	No.	Species	Height (m)	Spreads (m)
1	1	20	0.18	4.2
2	2	4.0	Inaccessible	6.1
3	3	6.5	Inaccessible	8.7

NOTE: Ordnance Survey Data Shown Plotted In Orange.

NOTE: Tree Species Have Been Identified To The Best Of Our Knowledge. Verification Of The Species Must Be Sought From An Arboriculturalist.

NOTE: All Survey Data Shown Has Been Orientated To National Grid With All Levels Related To OS Datum Unless Otherwise Stated.

NOTE: The Survey Symbol Used To Represent Tree Spreads Gives An Average Crown Dimension Only. Detail Shown On This Drawing Relating To Services Above And Below Ground Are For Indication Only. Verification Of The Detail Must Be Sought From The Relevant Authority.

Chartered Surveyors
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Registered in England and Wales No. 4500757

ASC

Site: No. 2 Potton Road, Eynesbury, St. Neots, PE19 2NP

Title: Street Scene, Site Section, Elevations & Topographical Survey, As Surveyed 06.04.2021.

Client: Adrian Albone

Scale: 1:100/200 @ A0

Drawn By: Adam Newman

Surveyed By: Adam Newman

ASC.21.274