

DEVELOPMENT MANAGEMENT COMMITTEE 20th MARCH 2023

Case No: 22/02143/OUT (OUTLINE APPLICATION)

Proposal: ERECTION OF 3 BEDROOM DWELLING

Location: 1 BERNARD ROAD BRAMPTON HUNTINGDON PE28
4RW

Applicant: MRS A MARIEH

Grid Ref: 520484 271004

Date of Registration: 28.10.2022

Parish: BRAMPTON

RECOMMENDATION - APPROVE

This application is referred to the Development Management Committee (DMC) as Brampton Parish Council's recommendation of refusal is contrary to the Officer recommendation of approval.

1. DESCRIPTION OF SITE AND APPLICATION

- 1.1 The site forms a significant part of an approximately triangular side garden of 1 Bernard Road, a semi-detached 2-storey house in residential built-up area of Brampton. The area is generally comprised of two storey dwellings of similar age, style and materials, with some variance in colour, although dwellings to the south on The Green have differing scale, design and ages.
- 1.2 The site fronts onto Bernard Road where it is bounded by high fences and which flank a short section of hedge. The back south-western boundary to the rear gardens of 32 and 36 The Green is marked respectively by a close boarded fence and a hedge.
- 1.3 The southern part of the site (south of a line running in line with the back garden boundaries of 30 and 32 The Green to either side of Bernard Road) lies within Brampton Conservation Area.
- 1.4 The site is in flood zone 1 (low risk). There are no other site constraints.
- 1.5 The application seeks outline planning permission for the erection of a two-storey dwelling with all matters reserved. The final details of appearance, access, landscaping, layout and scale are 'Reserved Matters' to be considered at a future date (should outline permission be granted).

- 1.6 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 (NPPF) dated July 2021 sets out the three objectives - economic, social and environmental - of the planning system to contribute to the achievement of sustainable development. The NPPF 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 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 2019 are also relevant and are 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
 - LP5: Flood Risk
 - LP7: Spatial Planning Areas
 - LP11: Design Context
 - LP12: Design Implementation
 - LP 13: Placemaking
 - LP14: Amenity
 - LP15: Surface Water
 - LP16: Sustainable Travel
 - LP24: Affordable Housing
 - LP25: Housing Mix
 - LP30: Biodiversity and Geodiversity
 - LP31: Trees, Woodland, Hedges and Hedgerows
 - LP34: Heritage Assets and their Settings
- 3.2 Supplementary Planning Documents/ Guidance
- Huntingdonshire Design Guide SPD (2017)
 - Developer Contributions SPD (2011)

- Huntingdonshire Landscape and Townscape Assessment (2007)
- Cambridgeshire Flood and Water SPD 2017
- Huntingdonshire Tree Guidance Note 3
- Annual Monitoring Review regarding housing land supply.

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

4. PLANNING HISTORY

- 4.1 18/01708/FUL to erect a new 3 bed bungalow to the south of the site with associated parking, REFUSED 25.01.2019.

5. CONSULTATIONS

- 5.1 Brampton Parish Council – Recommend refusal of the application. Comments: - Lack of space for access and too close to the boundary of the conservation Area.
- 5.2 CCC Highway Authority – Commented as follows: - Looking at that proposed, it is singular dwelling in a residential location similar to the surrounding dwellings with proposed onsite turning.

Following a careful review of the documents provided to the Highway Authority as part of the above planning application, the effect of the proposed development upon the Public Highway should be mitigated if the following conditions form part of any permission that the Planning Authority is minded issuing in regard to this proposal:

- Removal of permitted development for gates.
- The vehicular access where it crosses the public highway shall be laid out and constructed in accordance with the Cambridgeshire County Council construction specification.
- The on-site parking / servicing / loading, unloading / turning / waiting area to be constructed and drained in accordance with the approved plan and thereafter retained for that specific use.
- Visibility splays
- Access to be constructed with adequate drainage measures to prevent surface water run-off onto the adjacent public highway.

Recommended informatives: Vehicular Access & Public Utilities.

- 5.3 HDC Conservation Officer – No objections. Summary comments: - Supports proposal in principle subject to prior approval of all

details of design, construction, materials, features, finishes and ancillary development.

A previous application 18/01708/FUL proposed a new dwelling adjacent to 1 Bernard Road which was not approved. However, that proposal differed from this current proposal and the Conservation Officer who commented on that application had no objection to this current proposal.

6. REPRESENTATIONS

6.1 2 Neighbour representations have been received by the council objecting to the proposal (32 and 34 The Green), as summarised below. Full copies of the representations may be viewed via Public Access.

- Overdevelopment given the size of the site.
- The proposal does not preserve or enhance the conservation area and its setting. The underdeveloped garden area and visual separation between historic buildings makes a significant positive contribution to the views in and out of the conservation area.
- Heritage Statement fails to properly consider impact to nearby Listed Buildings.
- Residential Amenity: Statement within proposal that there would be restricted views to and from Nos. 32 and 36 The Green is not correct.
- Concern regarding loss of privacy: No windows indicated on plans, site levels are higher and No.1 (the host dwelling) already overlooks No.32 The Green. Concern that removing tree on site would cause additional overlooking to neighbours. The proposal would worsen direct views into neighbouring properties.
- Concern that there would be a sense of overbearing to No.32 The Green.
- Noise and disturbance due to intensification of the site
- Biodiversity: Concern regarding impact to bat population
- Highway Safety Issues: Proposal is close to a busy junction used by school children.

7. ASSESSMENT

- 7.1 The main issues to consider in the determination of this application are:
- Principle of development
 - Impact on the Character and Appearance of the Area
 - Impact upon Heritage Assets
 - Impact on residential amenity
 - Parking provision and impact on highway safety
 - Ecology and Biodiversity
 - Trees
 - Flood Risk
 - Other matters

The Principle of Development

- 7.2 The site is located within the built-up area of Brampton and considered to be an individual plot of minor scale which provides an infill opportunity with land that is physically, functionally and visually related to existing buildings. The site also has reasonable access to shops, services and public transport.
- 7.3 Huntingdonshire's Local Plan identifies Brampton as part of the Huntingdon Spatial Planning Area under policy LP7. This policy 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 site is in the built-up area and the proposal is considered acceptable in principle in terms of settlement policy being in a sustainable, accessible location, subject to other aspects, including street scene and amenity considerations, being satisfactory.
- 7.4 Policy LP2 states that approximately three quarters of the objectively assessed need for housing will be focused in spatial planning areas, which includes Brampton.
- 7.5 The principle of the proposal is therefore considered to be in accordance with policies LP7 of Huntingdonshire's Local Plan, subject to the material planning considerations outlined below.

Impact on the Character and Appearance of the Area

- 7.6 Policies LP11 and LP12 of the Local Plan 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. The impact of a development is assessed having regard to the bulk and design of the proposal and how it harmonises with the site and the wider locality.

- 7.7 Bernard Road comprises two-storey dwellings principally uniform in form and age, set back from the back edge of pavement behind landscaped front gardens. Parking is predominantly located to the side of the dwellings with garages setback behind the prevailing building line. The road is tree lined with footpaths and grass verges either side, which contributes to the landscaped character of the road.
- 7.8 Whilst the application is in outline form, to allow full evaluation and consideration of the development and also to determine whether the proposed amount of development can be satisfactorily accommodated on the site, an indicative block plan has been provided to demonstrate the potential location of a two-storey dwelling. The submitted drawing shows the proposed dwelling set back from Bernard Road sufficiently so that it would match the approximate mass and linear building line of Nos. 1 & 3 Bernard Road.
- 7.9 Officers note that objections have been received with regards the impact upon the character of the area, in the form of a cramped form of development within a current residential garden. The development is located in an area which is characterised by residential development. There are varying scales of residential development such as two storey detached dwellings and terraced cottages within the vicinity with varying plot sizes and garden forms and the scale of development and the plot size are not considered to be out of keeping with the pattern of local development
- 7.10 Officers consider the submitted indicative plan demonstrates that such a dwelling could be satisfactorily accommodated within the site without any harm being caused to the character and appearance of the wider area. The siting would not be overly prominent and space is included for landscaping opportunities.
- 7.11 It is acknowledged that a neighbour has object to the proposals on the basis of a cramped form of development. The site measures 338 sqm, which equates to 0.0338 hectares in area. This translates to 29.6 dwellings per hectare (dph) in density which is considered relatively medium (medium is considered between 25-50 dph) and so is appropriate in this instance where the general area is urban in nature and more dense development is acceptable. Notwithstanding this, the scale, appearance and other issues would be carefully considered in detail as part of the relevant reserved matters submission having regard to the wider landscape context.
- 7.12 Consequently, the proposed development alongside the loss of the garden space to the host dwelling is not considered to be harmful to the general character of the area. Whilst a future reserved matters application would be submitted assessing further details such as scale, layout, appearance and

landscaping, given the levels of the site which, as observed on a site visit to be higher than the host dwelling, it is considered reasonable and necessary to add a levels condition to the planning permission, in the interest of visual and residential amenity. With this condition appended to any consent given to the application, overall, the application is considered to be in accordance with policies LP11 and LP12 of Huntingdonshire's Local Plan and the NPPF.

Impact upon Heritage Assets

- 7.13 The dwelling within number 1 Bernard Road lies outside the Brampton Conservation Area, but the proposal site lies partly inside and partly outside the Conservation Area (by approximately 11 metres to the south). The proposed built form is outside the designated conservation area, with the front garden within the conservation area boundary. The proposal is also within the settings of the Conservation Area and Grade II Listed Buildings Nos. 17 and 34 The Green, Brampton.
- 7.14 Section 72 of the Planning (LBCA) Act 1990 states that special attention shall be paid to the desirability of preserving or enhancing the character or appearance of a Conservation Area.
- 7.15 Section 66 of the Planning (LBCA) Act 1990 states that in considering whether to grant planning permission for development which affects a listed building or its setting, the local planning authority shall have special regard to the desirability of preserving the building or its setting or any features of special architectural or historic interest which it possesses.
- 7.16 Paras 189 - 202 of the NPPF provide advice on proposals affecting heritage assets and how to consider different levels of harm. Para. 194 states 'Any harm to, or loss of, the significance of a designated heritage asset (from its alteration or destruction, or from development within its setting), should require clear and convincing justification'. Local Plan policy LP34 aligns with the statutory provisions and NPPF advice.
- 7.17 The proposal site lies north of The Green a large, roughly oval, open green space edged by tall trees and surrounded by, mostly historic, buildings of various styles and dates. The Green is an important feature in the village of Brampton and the Conservation Area.
- 7.18 Bernard Road leads into the northern side of The Green and there are two Listed Buildings on The Green (Numbers 34 and 17). Number 34 stands south of the proposal site and Number 17 stands on the opposite side of The Green from Bernard Road.
- 7.19 Number 34 The Green (Grade II) is described in its listing as an early 17th century timber framed, rendered cottage of one storey

and attics, with lobby entry and with a thatched roof at two levels, on a three bay plan with later extension to the west and entry opposite the stack.

- 7.20 Number 17 The Green (Grade II) is described in its listing as a late 17th or early 18th century cottage on a T plan, one storey and attics, originally two cottages, timber framed and plaster rendered with thatched roof, except for part at rear, with an external stack at the rear.
- 7.21 This application is an 'Outline' application, and the applicant has submitted a plan showing the proposed new detached house. It stands close to the south elevation of the existing semi-detached house at Number 1 Bernard Road and aligns with it and the adjoining house at Number 3. The proposed house is slightly shorter north-south than the house at Number 1 and a smaller, single storey element adjoins its south elevation. The garden areas are retained to the south and west, including the triangle of land within the Conservation Area. Some details of the proposed house have been submitted within the submitted Planning Statement. This includes a description of the proposed two storey house, single storey element, bin and cycle stores, driveway and access, an intention to use fenestration and materials to match the local vernacular, retain existing boundaries and a close boarded fence between the proposed house and Number 1.
- 7.22 Bernard Road leads away from The Green between a late 19th century two storey yellow gault brick house (32 The Green) on the west side of Bernard Road and a pair of cottages (28 and 30 The Green) of one storey and attic on the east. Number 34 stands on the west side of the 19th century house and south-west of the proposal site.
- 7.23 Most buildings around The Green are tall and consequently there are only limited views into the backlands although some buildings beyond The Green are visible in gaps between buildings from some locations on The Green. Houses on The Green and beyond stand at a variety of different orientations, producing a mix of contrasting gables and roofslopes.
- 7.24 The south brick gable of 1 Bernard Road is clearly visible in the distance beyond the buildings on The Green from a limited number of locations on The Green. There is a gap between Number 34 and the 19th century house Number 32, and the brick gable is visible beyond them, and there are views into the mouth of the junction of Bernard Road from The Green which allows views of the brick gable and front elevations of Numbers 1 and 3 Bernard Road. Viewed from The Green, the proposed new house will stand in the foreground of 1 Bernard Road and will replace the gable of 1 Bernard Road when seen between Number 34 and the 19th century house Number 32. Its front

elevation will be seen in views into the mouth of the junction from The Green.

- 7.25 By adding another house the proposal will partly close the existing gap created by the garden of 1 Bernard Road between the modern houses in Bernard Road and The Green. This will increase the impact of the development in Bernard Road on views from The Green, and the Conservation Area.
- 7.26 It is acknowledged that Brampton Parish Council and neighbours have objected to the proposals on the basis that significant harm would be caused to the wider conservation area and listed building to the south. Huntingdonshire District Council's Conservation Officer has reviewed the proposals and raises no significant concerns, noting that the proposed house is set back from The Green and because of its location, alignment, orientation and scale is intended to relate to the houses in Bernard Road. The south gable of the proposed house will be in view in a similar way to the existing south gable of 1 Bernard Road. The proposal will also retain as existing the part of the site which falls within the Conservation Area. The proposed house maintains a distance from 34 The Green in a similar way to 1 Bernard Road, and so will still be seen as a distant feature in the background and the two-storey element of the proposed house is closest to Number 1 (furthest from Number 34) and its single storey element is closest to Number 34 and the 19th century house Number 32. Houses in Bernard Road are also visible elsewhere in the background to other houses on The Green.
- 7.27 In addition, HDC's Conservation Officer comments that the 19th century house Number 32 has an adjoining flat roofed modern garage on its west, between it and the Listed Building at 34 The Green. Views of these two buildings from The Green contain this garage, filling the gap between the two buildings at ground floor level and partly blocking views to the rear. The gable end of 1 Bernard Road within views of Numbers 34 and 32 is seen above the flat-roofed modern garage and partly obscured by it, reducing views of it to the top of the existing gable and the chimneys of Numbers 1 and 3.
- 7.28 The proposal retains the green space nearest The Green, Conservation Area and Listed Building at 34 The Green. The proposed house aligns with the existing houses at 1 and 3 Bernard Road and is of similar scale and size. There are limited existing glimpsed views of 1 and 3 Bernard Road from The Green and views of the proposed house will be similarly limited. Therefore, in principle, this proposal is considered to preserve the character and appearance of the Conservation Area and the contribution which the existing site makes to the setting of the Listed Building at 34 The Green, subject to further details of the proposal.

- 7.29 This application is an 'Outline' application which requires only limited information on the proposal. Therefore, there is insufficient detail to fully assess the potential impact on the heritage assets from the proposal and Huntingdonshire DC are not able to fully comply with the requirement in the NPPF to assess the potential impact of a proposal on any heritage assets affected. For that reason, Officers support this proposal in principle and would be subject to prior approval of all details including design, construction, materials, features, finishes and ancillary development.
- 7.30 Taking the above into account, it is considered that the proposed development would not, subject to conditions, cause significant harm to the identified heritage assets in line with the aims and objectives of Local Plan policy LP34 and the advice at Paragraph 202 of the NPPF.

Impact on Residential Amenity

- 7.31 Officers note that objections have been received in relation to the impacts upon residential amenity of the occupiers of the adjacent land. The NPPF and policy LP14 of Huntingdonshire's Local Plan seeks to protect the amenity of neighbouring occupiers. The policy also seeks to ensure that residential amenity is not harmed as a result of development; the NPPF within the core principles states that planning should "create places that are safe, inclusive and accessible and which promote health and well-being, with a high standard of amenity for existing and future users".
- 7.32 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. A site visit was carried out during the consultation period of the application.
- 7.33 The impact of the proposed development on residential amenity of neighbouring dwellings and the amenities of the future occupants is considered in terms of the impact on access to day/sun/sky light and privacy, outlook and overbearing. Policy LP14 of the Local Plan apply and seek to provide good standard of design in all new development. The Huntingdonshire Design Guide SDG (2017) supplements policy LP14 and expects that development should not cause loss of light or be unduly dominant from adjoining properties, as a result of either the length of projection, the height, or the proximity of the development. This reflects the guidance at paragraph 130(f) of the NPPF, which seeks amongst other things to create places that are safe, inclusive, and accessible and which promote health and well-being, with a high standard of amenity for existing and future users of development.

- 7.34 The properties that would be affected by the development are those to the immediate south of the application site. These are numbers 32-34 The Green, who have both cited concerns regarding overlooking and loss of privacy. The properties to the immediate south are in a form of two-storey dwellings sited at distance of at least approximately 16m from the southernmost wall of the proposed dwelling. It is considered that due to this distance, with the orientation of the proposed dwelling and the omission of any windows on the southern elevation, the proposal would not have any significant adverse impact on the amenities of the occupiers. Having regard to the physical separation from these neighbouring properties, the proposed development is unlikely to have an adverse impact on neighbouring amenity through a loss of light, loss of privacy or appearing overbearing.
- 7.35 It is also considered that the noise and disturbance created by a single dwelling on the site would not be significant enough to warrant a refusal of the proposal on residential amenity impacts alone. It is arguable that the location of the site within a built-up residential area already generates some noise and disturbance on the amenities of these occupiers to a degree. It is Officers view that the proposal would not cause material harm to the living conditions of the occupiers due to noise and disturbance and that the existing occupiers are aware of such concerns by living in an environment such as a residential estate.
- 7.36 The application has been submitted in outline form, with all matters reserved, therefore the submitted layout plan is indicative only. Officers need to be satisfied at this stage that the site is capable of accommodating the amount of development proposed without having a significantly detrimental impact on neighbour's amenity. Having regard to the size of the plot and the relationship with the existing dwellings of 1 Bernard Road and 32 and 34 The Green, it is considered that the site would be able to accommodate a single dwelling. In preparing any subsequent application for reserved matters, the scale of the proposed development should give careful consideration to the relationship to neighbouring properties and the impact on residential amenity.
- 7.37 In terms of built development, the reserved matters application(s) will fully assess the impacts of matters such as overlooking, overshadowing and loss of privacy, both in relation to the dwelling proposed and the impact upon neighbouring properties.
- 7.38 Therefore, it is considered that one dwelling at this site could be accommodated without resulting in a significant adverse impact on the amenity of neighbouring properties and would secure a high standard of amenity for future occupiers in accordance with policy LP14 of the Huntingdonshire Local Plan, the Huntingdonshire Design Guide, the National Design Guide and the NPPF in this regard.

Parking Provision and Impact to Highway Safety

- 7.39 Policy LP17 of the Local Plan 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.
- 7.40 With regard to parking, the application proposes 2 car spaces to the northern front section of the site with a further hardstanding to the south to allow for turning and exiting the site in forward gear. The Huntingdonshire Local Plan does not have a policy specifically identifying the number of parking spaces that should be provided for new dwellings and each site is considered separately. It is considered that the provision of off-road parking spaces for the development is sufficient and acceptable in this instance and would accord with Local Plan policy LP17.
- 7.41 Cambridgeshire County Council as the Local Highways Authority has reviewed the proposals and raise no significant concerns with the proposed access, subject to conditions, noting that the proposed is a singular dwelling in a residential location similar to the surrounding dwellings with proposed onsite turning. The recommended conditions by the Highway Officer includes the removal of permitted development for gates, that the vehicular access where it crosses the public highway shall be laid out and constructed in accordance with the Cambridgeshire County Council construction specification, that the proposed on-site parking / servicing / loading, unloading / turning / waiting area shall be laid out, demarcated, levelled, surfaced and drained in accordance with the approved plan and thereafter retained for that specific use, drainage measures and visibility splays of 2m x 2m not exceeding 0.6m above the level of the footway are provided and maintained in the interests of highway safety. A number of informatives are also recommended to be appended to any consent given to the application.
- 7.42 Therefore, while the Parish Council and third parties have raised concerns that there are lack of spaces for access and safety concerns regarding road users, given the Highway Officer deems the proposals as submitted as acceptable subject to conditions and informatives, it is Officers view that concerns raised are not significant enough to warrant a refusal of the application and that the safety on the site and the adjoining highway would not be compromised as a result of the proposal being approved.
- 7.43 It is therefore considered overall that subject to conditions, the proposed development would achieve a satisfactory standard of development in accordance with Policy LP17 of the Local Plan.
- 7.44 Policy LP17 of the Local Plan and the Huntingdonshire Design Guide (2017) seek the provision of secure and covered cycle parking based on 1 space per bedroom. The proposed

development includes provision of a cycle store located to the side southern elevation. As such, it is considered that storage for 1 bike per bedroom can be achieved on site and can be conditioned if planning permission is forthcoming.

- 7.45 Notwithstanding the above, it is considered overall on balance, and subject to the planning conditions listed above, that the application would achieve a satisfactory standard of development in accordance with Policy LP17 of the Local Plan and the NPPF in this regard.

Ecology and Biodiversity

- 7.46 Paragraph 174 d) of the NPPF states planning policies and decisions should contribute to and enhance the natural and local environment.
- 7.47 Policy LP30 of the Local Plan requires proposals to demonstrate that all potential adverse impacts on biodiversity and geodiversity have been investigated and ensure no net loss in biodiversity and provide a net gain where possible, through the planned retention, enhancement and creation of habitats and wildlife features, appropriate to the scale, type, and location of development.
- 7.48 The application is supported by a biodiversity checklist which lists no biodiversity risks. Furthermore, the Case Officer has visited the site and are satisfied that the site is currently of limited ecological interest, and the risk of harm to protected species is low. A condition will be added to the decision notice requiring details of landscaping to be submitted at reserved matters stage which would identify any landscape features that were to be retained and enhanced as well as the introduction of new planting, Officers are satisfied that a small net gain in biodiversity could be achieved as a result of the development. Therefore, subject to conditions, the proposed development is considered to accord with Policy LP30 of the Local Plan and paragraph 174 d) of the NPPF.

Trees

- 7.49 Policy LP31 of the Huntingdonshire Local Plan requires proposals to demonstrate that the potential for adverse impacts on trees, woodland, hedges and hedgerows has been investigated and that a proposal will only be supported where it seeks to conserve and enhance any existing tree, woodland, hedge or hedgerow of value that would be affected by the proposed development. It is noted that the site is partly within the conservation area and although there are no trees which are subject to a Tree Preservation Order, trees on site are afforded statutory protection by virtue of the conservation area status. It must be noted that the existing trees/hedgerow/vegetation form an integral part of the character and appearance of the area and

as such the removal of these would impact on the greenery character of the area. However, it is considered that the proposal could be made acceptable in terms of impact to trees.

- 7.50 The application is in outline form with all matters reserved. With that in mind, a condition will be added to the decision notice requiring details of on-site trees in the form of an Arboricultural Impact Assessment (AIA) to be submitted at reserved matters stage which would identify any impact to trees on and adjacent to the site.
- 7.51 It is considered overall that subject to the imposition of appropriate conditions, the proposal would respect any trees on or adjacent to the site and could accord with Policies LP31 of the Huntingdonshire Local Plan.

Flood Risk

- 7.52 National guidance and Policy LP5 of the Local Plan seek to steer new developments to areas at lowest risk of flooding and advises this should be done through application of the Sequential Test, and if appropriate the Exceptions Test (as set out in paragraphs 159-169 of the NPPF).
- 7.53 The application site is situated in Flood Zone 1 based on the Environment Agency Floods Maps and the Strategic Flood Risk Assessment (2017). This results in a low probability of surface, groundwater or fluvial flooding and is considered low risk and is not subject to the sequential and exception tests as set out within the NPPF.
- 7.54 The proposed development is therefore considered to accord with policy LP5 of the Local Plan and the NPPF in this regard.

Other Matters

Third-party reference to previous applications on this site

- 7.55 Officers note that reference has been made by third party objections in regard to a refused application (reference 18/01708/FUL, refused 25.01.2019) for the erection of a 3 bedroom bungalow on the site with associated parking. This application was submitted as a full application (all matters considered), unlike that under consideration, which is an outline application and is generally used to find out, at an early stage, whether or not a proposal is likely to be approved by the planning authority and allows fewer details about the proposal to be submitted before any specific details are finalised.
- 7.56 The dwelling under this submission differed to the current application principally due to its form, single storey nature and siting forward of the established building line. Parking

arrangements were also further sited more southerly than this application. This earlier 18/01708/FUL application was subsequently refused on the basis of form, bulk, scale and siting, as well as visibility splays and cumulative impact to the wider conservation area. The previous proposal was also refused on the lack of Unilateral Undertaking for the provision of a wheeled bin.

- 7.57 Therefore, whilst regard is paid to that proposal and decision, each application should be considered on its own merits, and as in all cases, regard will be given to the proposal at hand against the development plan and the NPPF. It should be noted that the report on 18/01708/FUL stated that the principle of a residential dwelling was acceptable subject to material planning considerations, such as heritage impact, amenity etc. It's also noted that Huntingdonshire's Local Plan was adopted in May 2019 and that a the NPPF was updated in 2021.

Accessible and Adaptable Homes

- 7.58 Policy LP25 of the Local Plan 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. The applicant has confirmed the proposal will meet standards.
- 7.59 However, a condition can be imposed upon any consent to ensure that the development is built in accordance with these standards and that they are maintained for the lifetime of the development.

Water Efficiency

- 7.60 Policy LP12(j) of the Local Plan requires proposals that include housing to comply with the optional building regulation for water efficiency, as set out in Approved Document G. The applicant has confirmed the proposal will meet standards.
- 7.61 However, a condition can be imposed upon any consent to ensure that the development is built in accordance with these standards and that they are maintained for the life of the development.

Community Infrastructure Levy (CIL) and Bins

Community Infrastructure Levy (CIL):

- 7.62 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:

- 7.63 A Unilateral Undertaking 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 the Huntingdonshire Local Plan and the Developer Contributions Supplementary Planning Document (2011).
- 7.64 There are no other material planning considerations which have a significant bearing on the determination of this application.

Conclusion:

7.65 In this instance a proposal for the erection of a dwelling within the built-up Brampton is not considered to cause significant and demonstrable harm that would outweigh the economic, social and environmental benefits of the proposal (although limited) and the proposed development is considered to be compliant with relevant national and local planning policy as:

- The principle of the development of this site for a residential dwelling is acceptable.
- The proposed development could be accommodated and would not have a significant adverse impact on the overall character of the area.
- The proposed development would not have a significant adverse impact on any heritage assets.
- The proposed development could be accommodated and could be designed to satisfactorily safeguard the amenities of neighbouring dwellings.
- There are no overriding highway safety and parking issues.
- The proposal will not impact on existing ecology and would be able to enhance biodiversity.
- The proposal is acceptable in regard to flood risk.

7.66 There are no other material planning considerations which have a significant bearing on the determination of this application.

7.67 Taking national and local planning policies into account, and having regard for all relevant material considerations, it is recommended that outline planning permission be granted, subject to appropriate conditions.

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

- Approval of the details of the access, appearance, layout, scale and landscaping, known as "the reserved matters".
- Time limits.
- Restrict development to one dwelling.

- Details of site levels.
- Approval of the details of external materials to be used.
- Biodiversity Method Statement.
- Arboricultural Impact Assessment.
- Highway matters.
- Permitted Development removed for gates.
- Compliance with the Building Regulations 2010 (as amended) optional requirement M4(2).
- Compliance with the Building Regulations 2010 (as amended) optional requirement for water efficiency, as set out in Approved Document G.

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CONTACT OFFICER:

Enquiries about this report to **Marie Roseaman Senior Development Management Officer** – marie.roseaman@huntingdonshire.gov.uk

Pathfinder House, St Mary's Street
Huntingdon. PE29 3TN
Developmentcontrol@huntingdonshire.gov.uk

01480 388424
www.huntingdonshire.gov.uk

Head of Planning
Services Pathfinder
House
St. Mary's Street
Huntingdon
Cambridgeshire
PE29 3TN

Application Number: 22/02143/OUT Case Officer: Marie Roseaman

Proposal: 1 Bernard Road Brampton Huntingdon PE28 4RW

Location: Erection of 3 bedroom dwelling

Please ✓ box as appropriate

Recommend **approval** because(please give relevant planning reasons in space below)

Recommend **refusal** because...(please give relevant planning reasons in space below)

Lack of space for access and too close to the boundary of the conservation area

No observations either in favor or against the proposal

K Hornett, Assistant Clerk to Brampton Parish Council
(For GDPR purposes please do not sign)

Date : 18 November 2022

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

Please send response to email address below.

development.control@huntingdonshire.gov.uk

(Development Management)

Development Management Committee



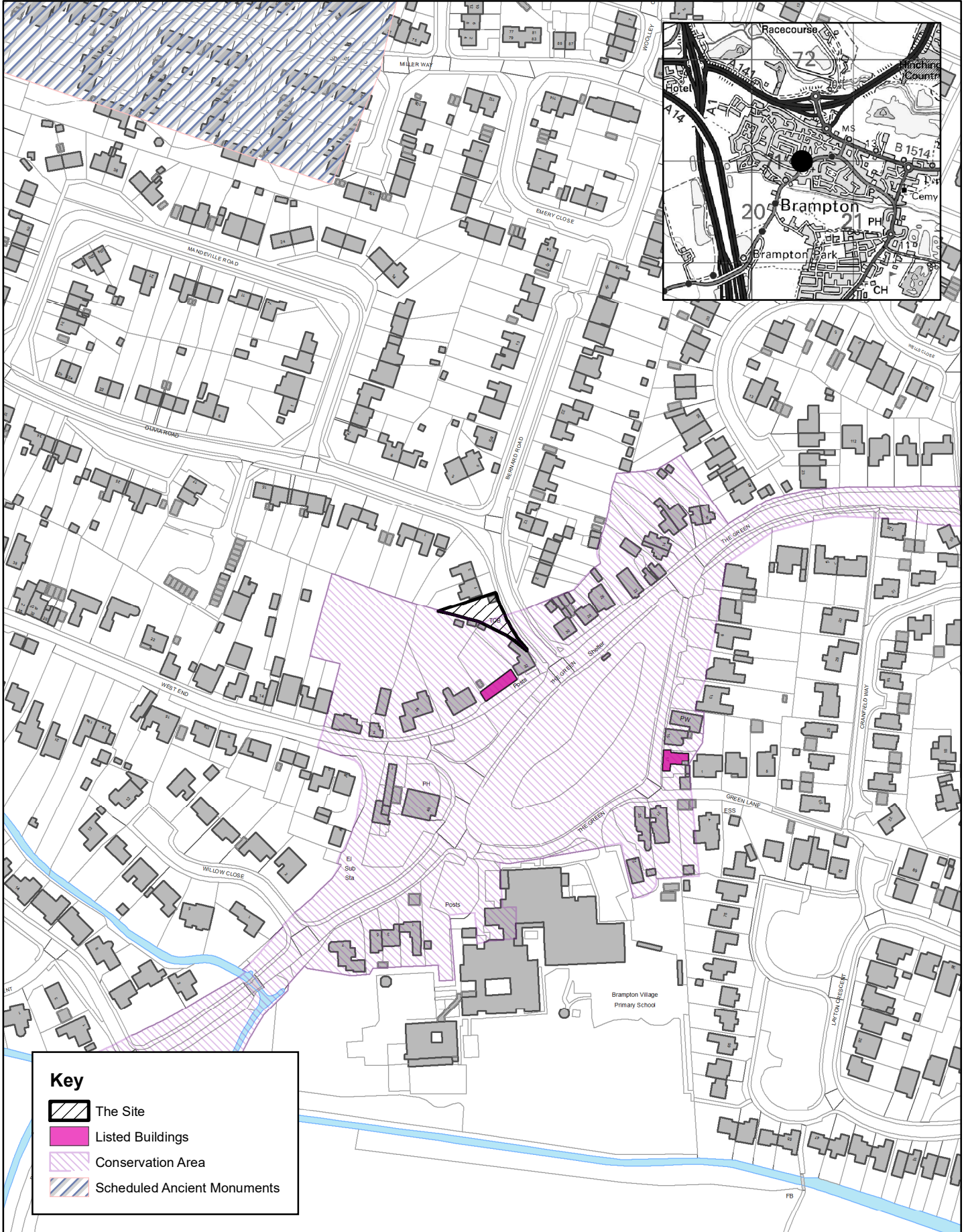
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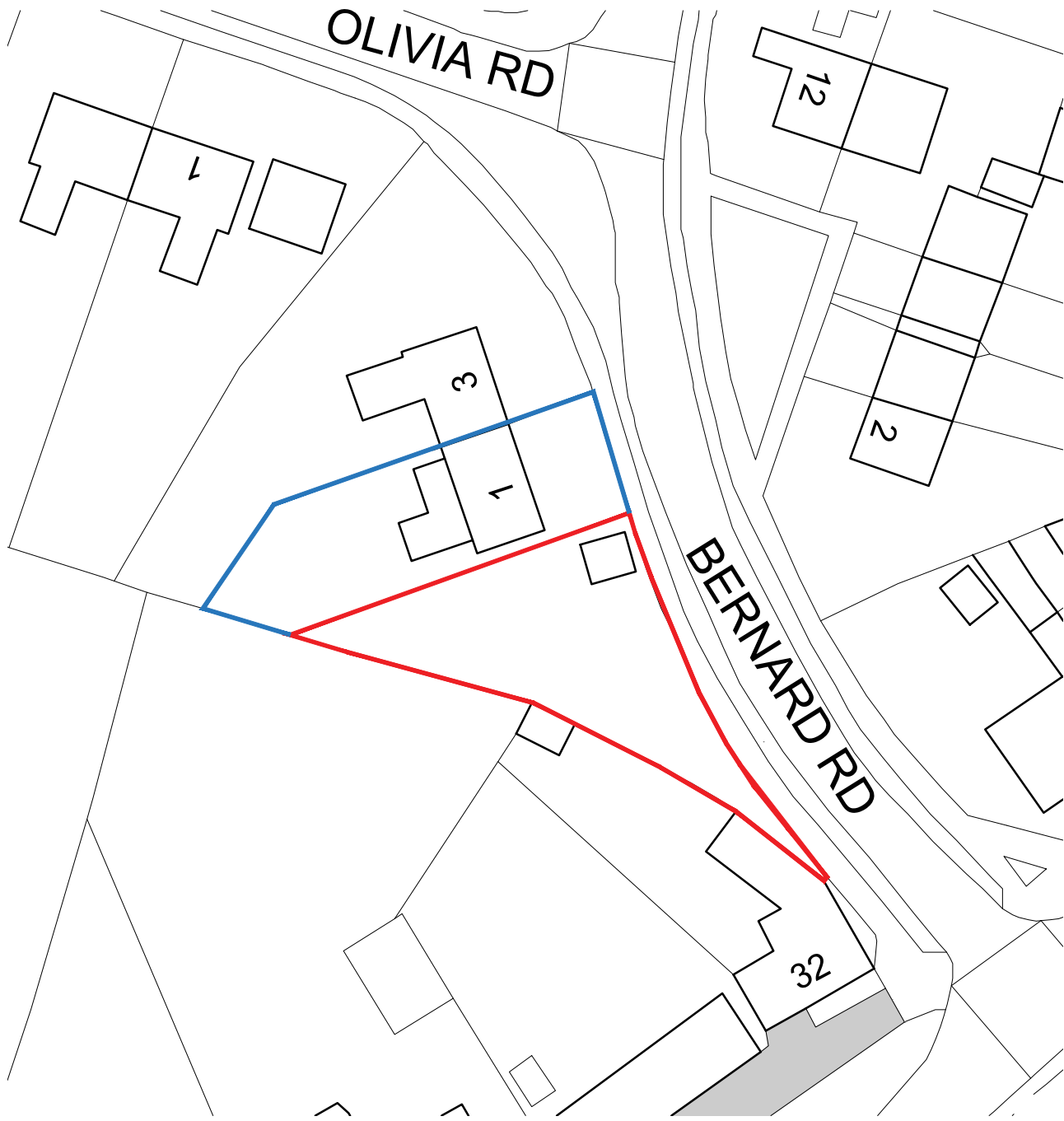
Application Ref: 22/002143/OUT

Date Created: 06/03/2023

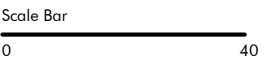
Location: Brampton

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Ordnance Survey HDC 100022322





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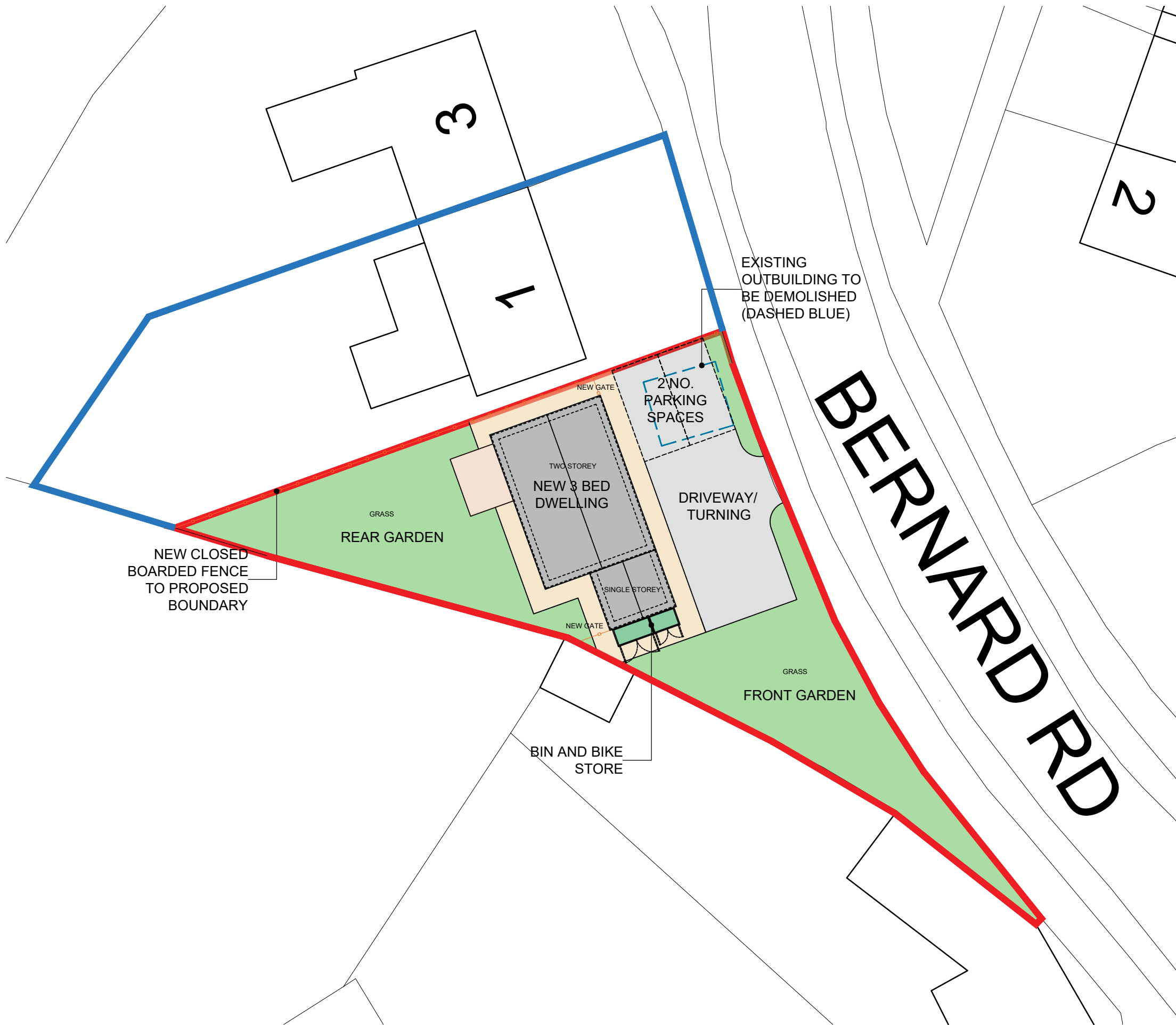
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| Rev. | Date | Details |
|------|------|---------|
|------|------|---------|

Planning

Drawing Name
 Site Location Plan

| | | |
|--|--------------------|---------------------|
| Project Name 1 BERNARD ROAD, BRAMPTON | Project No. 896 | Dwg No. 001 |
| | Rev. - | Scale 1:500 @ A4 |
| | Drawn EBS | Date 07.12.21 |



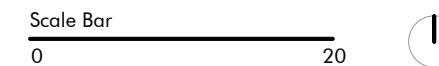
Proposed Block Plan



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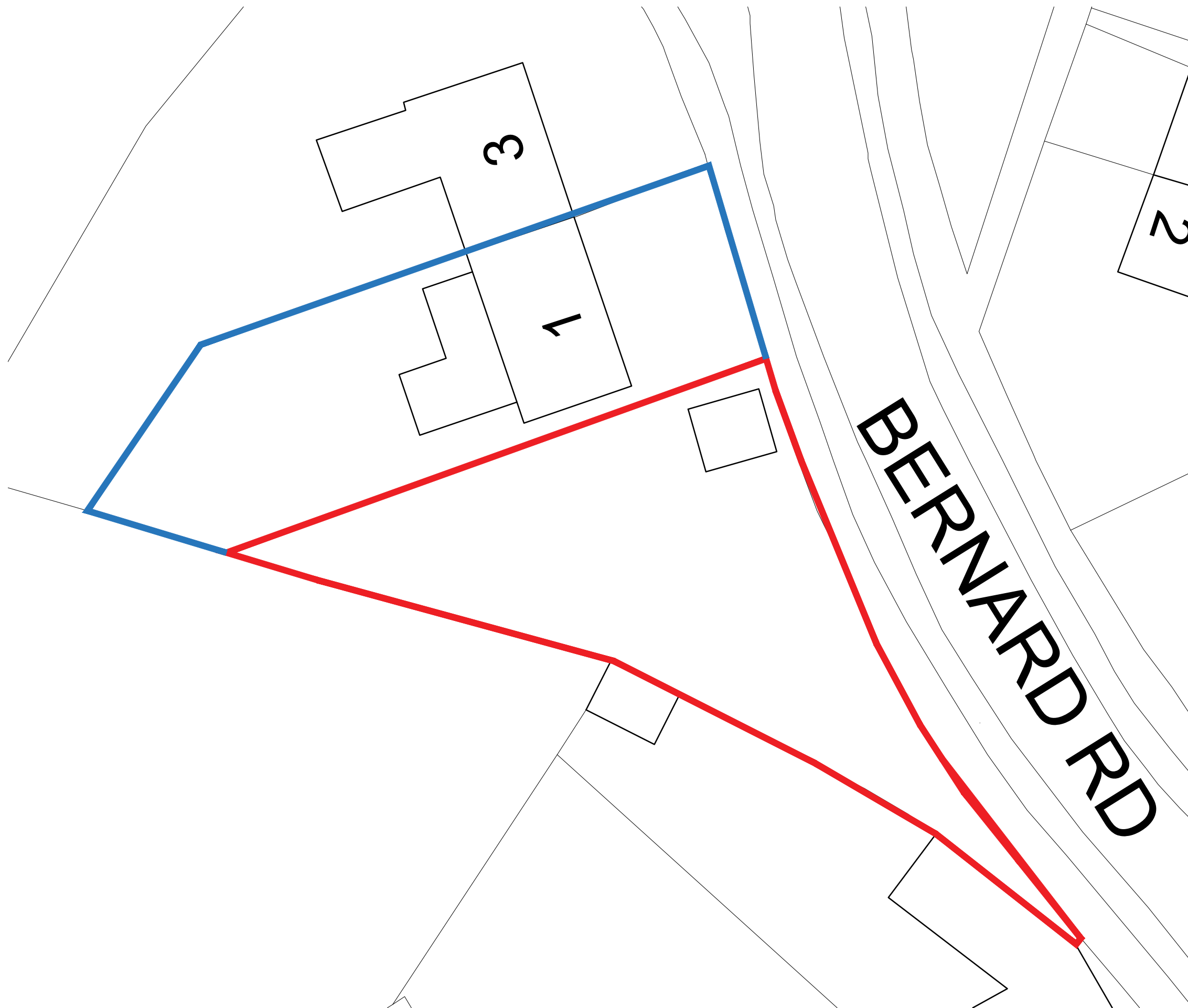


| Rev. | Date | Details |
|------|------|---------|
|------|------|---------|

Planning

Drawing Name
 Proposed Block Plan

| | | |
|---|----------------------------|-----------------------|
| Project Name 1 BERNARD ROAD, BRAMPTON | Project No. 896 | Dwg No. 003 |
| Rev. - | Scale 1:200 @ A3 | |
| Drawn EBS | Date 07.12.21 | |



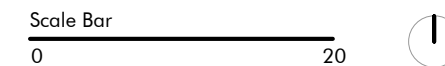
Existing Block Plan



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Planning

Drawing Name
 Existing Block Plan

| Project Name | Project No. | Dwg No. |
|--------------------------|-------------|---------|
| 1 BERNARD ROAD, BRAMPTON | 896 | 002 |
| Rev. | Scale | |
| - | 1:200 @ A3 | |
| Drawn | Date | |
| EBS | 07.12.21 | |