

DEVELOPMENT MANAGEMENT COMMITTEE 17th JULY 2023

Case No: 21/01441/FUL

Proposal: ERECTION OF A DWELLING

Location: WHITE HORSE COTTAGE LOOP ROAD KEYSTON
HUNTINGDON PE28 0RE

Applicant: PHEASANT HOLDINGS LIMITED

Grid Ref: 504298 275240

Date of Registration: 22 JUNE 21

Parish: 22.06.2021

RECOMMENDATION - REFUSE

This application is referred to the Development Management Committee (DMC) because the Officer recommendation is contrary to the Parish Council recommendation.

1. DESCRIPTION OF SITE AND APPLICATION

Site and Surroundings

- 1.1 The site comprises a plot of land to the east of White Horse Cottage. It has a wide frontage, tapering to the rear, contains outbuildings and a parking area. The site is located on the southern boundary of the village, though is not the last property in this part of the village as there are several dwellings and bungalows to the south east of the site along Loop Road and the adjoining cul-de-sac known as The Park.
- 1.2 The site is located within the Keyston Conservation Area. White Horse Cottage is an unlisted building which stands within the Conservation Area and adjacent to The Pheasant Public House, a building considered to be a non-designated heritage asset. The site is located within Flood Zone 1.

Proposal

- 1.3 The application seeks approval for the erection of a dwelling. The proposal includes the removal of the existing outbuildings on the site. It also includes the provision of hardstanding for two cars and a turning area. The development would use the existing access to the site.

- 1.4 The proposed dwelling would be a 2 bed 1.5 storey with accommodation in the roof space. The dwelling would be sited parallel to the host dwelling at a distance of approximately 3 metres from it and up to 5.92m from the rear boundary of the site. The proposed dwelling would have a ridge and eaves height of approximately 6.1m and 3.1m respectively.
- 1.5 During the course of the application, the agent for the application confirmed in writing that the existing access will serve the proposed dwelling only, and the current owners of White Horse Cottage park on the road outside their property and/ or around the village green. It is stated that *'The applicant has no control whatsoever over White Horse Cottage and the owners of White Horse Cottage have no control whatsoever over the application site. Therefore, parking provision is not material to the determination of the above referenced application'*. Reference is made to e email correspondence from Cambridgeshire County Council Highways which states *'so long as the access serves no more than one dwelling, I would have no objections to that proposed. The site already clearly has a use as a parking area and an existing access'*.
- 1.6 Further correspondence from the agent was received during the course of the application, stating, *'With a view to being neighbourly, the applicant has been allowing the owners of White Horse Cottage to temporarily use our existing site access to enable them to receive deliveries and manoeuvre bulky materials into their garden. The construction of the rear extension to White Horse Cottage is almost complete and the owners of that property have confirmed that they shall be creating their own off-street parking area to the front of their property with work due to begin week commencing 2nd January 2023. The creation of this access does not require planning permission and as such it is to be installed as permitted development'*.
- 1.7 The owners of White Horse Cottage have also written to the case officer stating that they do intend to create an access to and parking within their curtilage at some point in the future.
- 1.8 As a result of the above communications, an amended plan was received during the course of the application removing the proposed access and parking from the font garden of White Horse Cottage.
- 1.9 Members should note that officers allowed the applicant to significantly amend the scheme during the course of the application due to reduce the scale, siting and design of the proposal. The amended scheme was consulted on. However, the revised scheme was still deemed to be unacceptable for the reasons outlined in this report.

- 1.10 A 21 day consultation is currently underway on the revised scheme that has been assessed within this report. Officers consider this consultation can overrun DMC given that the revised scheme is smaller in size and bulk than the original scheme that been consulted on. There is also insufficient evidence that a site notice has been put up. This consultation is for completeness. The officer recommendation has been worded to reflect the consultation and if a new material consideration is raised, the application would need to be referred to DMC.
- 1.11 Officers have scrutinised the plans and have familiarised themselves with the site and surrounding area.
- 1.12 The application is supported by the following documents;
- Design and Access Statement
 - Heritage Statement
 - Arboricultural Impact Assessment
 - Preliminary Ecological Appraisal
 - Proposed drawings

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: Contributing to Infrastructure Delivery

- LP5: Flood Risk
- LP7: Spatial Planning Areas
- LP9: Small Settlements
- LP11: Design Context
- LP12: Design Implementation
- LP14: Amenity
- LP15: Surface Water
- LP16: Sustainable Travel
- LP17: Parking Provision and vehicle movement
- LP22: Local Services and Community Facilities
- LP25: Accessible and adaptable homes
- LP30: Biodiversity and Geodiversity
- LP31: Trees, Woodland Hedges and Hedgerows
- LP34: Heritage Assets and their Settings

3.2 Supplementary Planning Documents (SPD) and Guidance:

- Huntingdonshire Design Guide Supplementary Planning Document (2017):
- Developer Contributions SPD (2011)
- Huntingdonshire Landscape and Townscape Assessment (2007)
- Cambridgeshire Flood and Water SPD 2017
- Huntingdonshire Tree Guidance Note 3
- Annual Monitoring Report – Part 1 (Housing) 2019/2019 (October 2019)
- Annual Monitoring Report – Part 2 (Non- Housing) 2018/2019 (December 2019)
- RECAP CCC Waste Management Design Guide (CCC SPD) 2012

3.4 The National Design Guide (2021)

- * C1 - Understand and relate well to the site, its local and wider context
- * I1 - Respond to existing local character and identity
- * I2 - Well-designed, high quality and attractive
- * B2 - Appropriate building types and forms
- *M3 - Well-considered parking, servicing and utilities infrastructure for all users
- * H1 - Healthy, comfortable and safe internal and external environment

Technical housing standards – nationally described space standards. (2015)

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

4. PLANNING HISTORY

4.1 None relevant.

5. CONSULTATIONS

- 5.1 Bythorn and Keyston Parish Council – support the application because it will enhance the Conservation Area and replace an area of disrepair.
(to the amended plans) – no objections to the repositioning of the dwelling.
- 5.2 Local Highway Authority – No objection as long as the access serves no more than one dwelling.
- 5.3 Conservation Team – Object. (Full comments available on the website)

New house at the proposed location requires removal of existing trees and the new dwelling would appear as a prominent and intrusive modern anomalous feature within this historic group, in views from The Pheasant, from within the group itself, and from the junction and village green. It would be seen clearly and continuously in views of The Pheasant and the group from a distance along Loop Road from the north in the context of the historic buildings and junction. The introduction of a new dwelling with ancillary domestic paraphernalia such as hardstanding, parked vehicles, bin stores, cycle storage, new boundaries, separate access, etc. would further erode the undeveloped nature of the existing site and its contribution to the rural character of the village and The Pheasant and the historic group around it.

The NPPF states that any harm to a heritage asset requires clear and convincing justification and must be weighed against (but not merely balanced) by public benefit. The LPA is required by the 1990 Act to have special regard to the desirability of preserving Listed Buildings and their settings. Case law has repeated and reinforced the statutory requirement on LPAs who must not merely carry out a balancing exercise when weighing the public benefit against the harm but must give considerable importance and weight to the finding of harm to the heritage asset and ‘great weight’ to the conservation of the heritage asset in addition to their statutory duty to have special regard under S.66 1990 Act.

For the reasons set out above, recommendation is not to support this proposal as it is considered harmful to the heritage assets affected and, although that harm is less than substantial, evidence suggests that the harm is not outweighed by public benefit.

- 5.4 Tree Officer - No objection subject to a condition to secure arboricultural matters.

6. REPRESENTATIONS

- 6.1 1 neighbour representation has been received raising objections to the proposal as summarised below:
- The application site is stated to be for a proposed dwelling on land adj. Pheasant Cottage - address being White Horse Cottage, Loop Road etc.. this is incorrect as Pheasant Holdings Limited sold White Horse Cottage. The application site should read "...on land adjacent to White Horse Cottage" or wordage to that effect.
 - The boundary adjoining White Horse Cottage on the agent's drawing no. 20-45-200 is incorrect as boundary is shown as being attached to the gable wall of White Horse Cottage. The Applicants and their agent must rectify before their application can be considered valid.
 - The positioning and style of the proposed dwelling is not sympathetic to the simple vernacular of the existing terrace workers cottages.
 - Parking for existing dwelling (White Horse Cottage) to the rear of the Public House as stated on agent's drawing no. 20-45-200 has not been agreed.
- 6.2 Members should note that the above representation was received at the outset of the application. The scheme was subsequently amended and re-consultation carried out. The objection was then removed. A further representation has been received from the neighbour.

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 the 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)
- 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, Visual Amenity and impact on the surrounding area and heritage areas
 - Residential Amenity
 - Parking Provision and Highway safety
 - Flood Risk and Drainage
 - Biodiversity
 - Trees
 - Accessible and Adaptable Dwellings
 - Water Efficiency
 - Developer contributions
 - Other Matters

Principle of Development

- 7.6 The site is located within Keyston which is classed as Small Settlement under Policy LP9.
- 7.7 Policy LP9 (Small Settlements) states: *that a proposal that is located within a built-up area of a Small Settlement will be supported where the amount and location of development proposed is sustainable in relation to the:*
- a. level of service and infrastructure provision within the settlement;*
 - b. opportunities for users of the proposed development to access everyday services and facilities by sustainable modes of travel including walking, cycling and public transport;*
 - c. effect on the character of the immediate locality and the settlement as a whole.*
- 7.8 Policy LP9 (Small Settlements) states: *that a proposal for development on land well-related to the built-up area may be supported where it accords with the specific opportunities allowed for through other policies of this plan.*
- 7.9 The Local Plan defines Built-up Area as: *A built-up area is considered to be a distinct group of buildings that includes 30 or more homes. Land which relates more to the group of buildings rather than to the surrounding countryside is also considered to form part of the built-up area.*

- 7.10 Paragraph 4.85 and its associated table provides guidance on interpretation of frequently arising situations. Under the section titled 'The built up area will include 'is the following part:
- 7.11 Principle: Individual plots and minor scale development opportunities which would provide infill and rounding off opportunities on land which is physically, functionally and visually related to existing buildings, taking account of any environmental development constraints subject to the exclusions below.
- 7.12 Implementation guidance: Pockets of undeveloped land exist in some locations which relate to nearby buildings. Often well contained by existing hedgerows or tree belts, the character of such land is influenced by the buildings such that it is not perceived to be part of the surrounding countryside but relates primarily to the built form of the settlement. Small parcels of land such as this can offer opportunities for organic growth of settlements. The built up area will include elements of the grounds of large curtilages that relate closely to the buildings, for instance formal gardens, ancillary parking and hard tennis courts.
- 7.13 The site forms a parcel of land which has an outbuilding on it and a gravel area used for parking and visually appears related to White Horse Cottage. Officers consider that the site falls into the above category and therefore can be viewed as being within the built-up area of the settlement. The proposal therefore needs to be assessed against criteria a, b and c of Policy LP9.
- 7.14 With regards to criterion (a) and criterion (b) of Policy LP9, the village of Keyston has a limited number of daily services and facilities, including a village hall, a public house and a church, all of which are within walking distance of the application site. On balance, Officers consider that there is a suitable level of service provision within the settlement for the level of proposed development (1 dwelling) and that there are sufficient opportunities for users of the proposed development to access everyday services and facilities by sustainable modes of travel. On balance, the proposal therefore complies with criterion (a) and criterion (b) of Policy LP9.
- 7.15 In regard to criterion (c), the effect on the character of the immediate locality is discussed below and is considered to be unacceptable.
- 7.16 The proposal fails to meet the criterion (c) of Policy LP9 of the Local Plan. The principle of development is therefore considered to be unacceptable for the reasons below.

Design, Visual Amenity and impact on the surrounding area and Heritage Assets

- 7.17 The site is located within the Keyston Conservation Area. White Horse Cottage is an unlisted building which stands within the Conservation Area and adjacent to The Pheasant Public House, a building considered to be a non-designated heritage asset.
- 7.18 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.
- 7.19 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.
- 7.20 Para. 199 of the NPPF set out that ‘When considering the impact of a proposed development on the significance of a designated heritage asset, great weight should be given to the asset’s conservation (and the more important the asset, the greater the weight should be). This is irrespective of whether any potential harm amounts to substantial harm, total loss or less than substantial harm to its significance’. Para. 200 states that ‘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...’The NPPF goes on to state that where a development proposal will lead to less than substantial harm to the significance of a designated heritage asset, this harm should be weighed against the public benefits of the proposal including securing its optimum viable use.
- 7.21 Furthermore, paragraph 203 of the NPPF states that the effect of an application on the significance of a non-designated heritage asset should be taken into account in determining the application - a balanced judgement will be required having regard to the scale of any harm or loss and the significance of the heritage asset.
- 7.22 Local Plan Policy LP34 aligns with the statutory provisions and NPPF advice.
- 7.23 Policy LP11 of the Local Plan states that proposals will be supported where it is demonstrated that they positively respond to their context and draw inspiration from the key characteristics of their surroundings, including the natural, historic and built environment.
- 7.24 Policy LP12 of the Local Plan states that proposals will be supported where they contribute positively to the area’s character and identity and where they successfully integrate with adjoining buildings, topography and landscape.

- 7.25 The site comprises a plot of land to the east of White Horse Cottage. It has a wide frontage, tapering to the rear and contains an outbuilding and a parking area. The site is located on the southern boundary of the village, though is not the last property in this part of the village as there are several dwellings and bungalows to the south east of the site along Loop Road and the adjoining cul-de-sac known as The Park. However, the site is immediately adjacent to the open countryside.
- 7.26 The proposal seeks to remove the outbuildings on the site and erect a detached 1.5 storey dwelling of a modern barn style.
- 7.27 The Conservation Team have objected to the application on grounds that the proposal will result in harm to the heritage assets.
- 7.28 White Horse Cottage and adjoining Pheasant Cottage (formerly The Smithy) stand adjacent and close to The Pheasant Public House which is a thatched building of one storey and attic at a diagonal angle to and facing Loop Road. It is shown as "White Horse Inn" on the 1880 OS map. At that date a building stood on the west side of the Public House but has not survived although appears in aerial photographs of the 1940s. From its construction, style, features and materials The Pheasant is a traditional, vernacular, rural building likely to date from the 16th to 18th centuries and as such it has historic and evidential values as well as aesthetic values, and communal values from its current and historic use. These make it important as a non-designated heritage asset, as well as contributing to those values as part of the significance of the Conservation Area. The Smithy appears to have been the only building to the rear of the Public House throughout this time, and these two buildings form an associated historic group.
- 7.29 The Pheasant together with the open triangular junction, village green and mature tree form a group which contributes a particularly pleasant and attractive historic feature to the village and Conservation Area. They are also specifically mentioned in the Conservation Character Appraisal for Keyston. Because the village is small, this grouping and junction are an important feature of the morphology of the village, particularly because of the unusual looping nature of the village roads and the relationship with the Listed Buildings, the Parish Church and Manor Farm within the village layout.
- 7.30 There are also clear views of the proposed site and the Conservation Area from Loop Road east of The Pheasant and the road slopes downhill from the proposed site. As the proposed site is on higher ground at the edge of the Conservation Area, development here would be prominent in the foreground within views of and into the Conservation Area along the road and to travellers on their approach to it.

- 7.31 The site forms part of a transition from the built up area to the open countryside to the rear. Officers acknowledge there are existing outbuildings on the site. However, these are of a minor domestic outbuilding scale. The proposal would also result in the removal of trees which would further open up the views into the site and would make the proposed dwelling appear even more prominent. It is considered that the introduction of a modern style dwelling and built form in this location would appear as a prominent and intrusive modern incongruous feature within this historic group, in views from The Pheasant, from within the group itself, and from the junction and village green.
- 7.32 In addition to the above, the 3 tier front glazing feature entrance which would be full height to the eaves, would not be in keeping with the character of the immediate locality. The proposed modern design of the dwelling would also not reflect the traditional style of the neighbouring properties.
- 7.33 Officers note that the applicant has referred to a similar design elsewhere in Keyston (Spillers Yard, Raunds Road, Keyston). However, that dwelling is located a considerable distance away from the site and is of a different context.
- 7.34 The introduction of a new dwelling with ancillary domestic paraphernalia such as hardstanding, parked vehicles, bin stores, cycle storage, new boundaries, separate access, etc. would further erode the nature of the existing site and its contribution to the rural character of the village and The Pheasant and the historic group around it.
- 7.35 Given that the proposal seeks permission for the creation of 1 private residential dwelling, Officers do not consider that there are public benefits that would justify or outweigh the harm the proposed development would cause on the identified heritage assets.
- 7.36 The proposal by virtue of its poor design, scale and inappropriate siting would fail to preserve or enhance the character and appearance of the Keyston Conservation Area. Whilst the identified harm is considered to be less than substantial there would be no public benefits derived from the provision of a single market dwelling to outweigh this harm. As such, the proposal is contrary to Policies LP11, LP12 and LP34 of the adopted Huntingdonshire Local Plan to 2036, Sections 66 and 72 of the Planning (Listed Buildings and Conservation Areas) Act 1990, the Huntingdonshire Design Guide SPD and Sections 12 and 16 of the National Planning Policy Framework. The proposal would therefore have an unacceptable effect on the character of the immediate locality and the settlement as whole, contrary to criterion (c) of Policy LP9 Huntingdonshire Local Plan. Subsequently, the principle of development is not supported.

Residential Amenity

- 7.37 Policy LP14 states that a proposal will be supported where a high standard of amenity is maintained for all occupiers of neighbouring land and buildings. These matters are covered below.

Amenity of neighbouring properties

- 7.38 The closest neighbouring property that is likely to be impacted upon as a result of the proposed development is White Horse Cottage. If the application were to be recommended for approval, a condition obscure glazing the first floor side window serving bedroom 2 would be recommended to protect the residential amenity of White Horse Cottage. Due to the siting of the proposed development and its relationship with the existing dwelling on the site and the other nearby dwellings, the proposal would not have any adverse neighbour amenity impacts in terms of overlooking and loss of privacy, overshadowing and intrusiveness. The proposal is therefore considered to accord with Policy LP14 of the Local Plan in respect of its impact upon neighbouring properties.

Amenity for future occupiers

- 7.39 In order to minimise its visual appearance, the proposal has been reduced to a 1.5 storey dwelling with accommodation in the roof space. It is unclear from the drawings whether the proposed units would meet the Technical housing standards – nationally described space standards. Especially in regards to whether there is appropriate amount of headroom for the first floor bedrooms. No sections or floor space measurements has been provided.
- 7.40 The standards state in section 10(a) that : any area with a headroom of less than 1.5m is not counted within the Gross Internal Area unless used solely for storage. The standards section 10(i) states: the minimum floor to ceiling height is 2.3m for at least 75% of the Gross Internal Area.
- 7.41 Officers note the size of the rear garden and the fact it is south facing. It is considered it to be of an acceptable size for the proposed size of dwelling.
- 7.42 Insufficient information has been submitted to demonstrate that the proposed dwelling would provide high quality future residential internal amenity standards for residents contrary to policies LP12 and LP14 of Huntingdonshire Local Plan.

Parking Provision and Highway Safety

- 7.43 Policy LP16 (Sustainable Travel) aims to promote sustainable travel modes and supports development where it provides safe physical access from the public highway.

- 7.44 Policy LP17 states a proposal will be supported where it incorporates appropriate space for vehicle movements, facilitates accessibility for service and emergency vehicles and incorporates adequate parking for vehicles and cycles.
- 7.45 There is an existing vehicular access and off-street car parking for the site. The proposal seeks to redevelop the site.

Highway Safety

- 7.48 The proposal would utilise the existing vehicular access. The Local Highway Authority have been consulted as part of the application and raise no objection to the proposal as the access would serve 1 dwelling. Officers therefore consider the proposal would not have an adverse impact upon highway safety in accordance with policies LP16 and LP17 of the of the Huntingdonshire Local Plan.

Car Parking

- 7.46 As outlined above, the site is currently being used for parking for White Horse Cottage on a temporary basis. The applicant has made it clear that the site is separate from White Horse Cottage and within different ownership. Therefore, the parking arrangements for White Horse Cottage aren't relevant to this proposal. The proposal includes 2 off street car parking spaces for the proposal which would comply with aims of policies LP16 and LP17 of the of the Huntingdonshire Local Plan in regards to car parking.

Cycle Parking

- 7.47 The proposal does not indicate cycle parking on the plans. However, there is sufficient space on the site secure cycle parking which could be secured by condition if the proposal were to be recommended for approval. Subject to this condition, Officers consider the proposal complies with aims of policies LP16 and LP17 of the of the Huntingdonshire Local Plan in regards to cycle parking.

Flood Risk and Drainage

- 7.49 The site is located within Flood Zone 1. National guidance and Policy LP5 of the Local Plan seek to steer new development 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 (2021)).

- 7.50 The proposal is considered to be acceptable with regard to its impact on both flood risk and surface water and therefore accords with Policies LP5 of the Huntingdonshire Local Plan and Section 14 of the National Planning Policy Framework in this regard.

Biodiversity

- 7.51 Paragraph 174 of the NPPF (2021) states Planning policies and decisions should contribute to and enhance the natural and local environment Policy LP30 of Huntingdonshire's Local Plan to 2036 requires proposals to demonstrate that all potential adverse impacts on biodiversity and geodiversity have been investigated. Policy LP30 also requires development proposals to ensure no net loss in biodiversity and provide a net gain in biodiversity where possible.
- 7.52 The proposal was accompanied by an ecological appraisal prepared by Skilled Ecology Consultancy Limited, which identifies the site as low in ecological value with negligible potential to support protected, priority or rare species. The report goes further and identified that no signs or evidence of such were recorded during the survey visit.
- 7.53 Whilst the proposals at this stage do not indicate any measures for biodiversity enhancement there is considered to be scope for biodiversity net gain to be achieved and this would be secured with the implementation of a planning condition on any planning permission granted. Furthermore, conditions would be imposed on any planning permission granted to secure specific details of hard and soft landscaping proposals.
- 7.54 Overall, subject to the imposition of conditions, the proposal is considered to broadly accord with the objectives of Policy LP30 of the Huntingdonshire Local Plan and Section 15 of the National Planning Policy Framework in this regard.

Biodiversity

- 7.55 Policy LP31 of the Local Plan states a proposal will be required to demonstrate that the potential for adverse impacts on trees, woodland, hedges and hedgerows has been investigated. 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.
- 7.56 The Tree Officer has been consulted as part of the application and raises no objection. The proposed dwelling would be located outside the likely root protection areas of the trees to be retained on the site. These trees contribute to the character and appearance of the site and the Conservation Area; their retention is therefore considered beneficial.

- 7.57 With regard to the removal of the smaller trees on site and the associated visual impact, this is addressed in the visual impact section above.
- 7.58 A condition concerning the development proceeding in accordance with the submitted Tree Protection Plan would be recommended if the application were to be recommended for approval. Subject to the above mentioned condition, the proposal therefore accords with Policy LP31 of the Huntingdonshire Local Plan.

Accessible and Adaptable Dwellings

- 7.59 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.

Water Efficiency

- 7.60 Policy LP12 (j) 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. A condition will be attached to any consent to ensure compliance with the above, in accordance with Policy LP12 (j) of the Huntingdonshire Local Plan.

Developer Contributions

Bins

- 7.61 Part H of the Developer Contributions SPD (2011) requires a payment towards refuse bins for new residential development. A Unilateral Undertaking Form in respect of wheeled bins has been received by the Local Planning Authority. However, this would need to be updated given the increase in costs of refuse bins if the proposal were to be recommended for approval. The proposed development is therefore considered to accord with Policy LP4 of the Huntingdonshire Local Plan and the Developers Contributions SPD (2011).

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

Other Matters

7.63 Neighbours have made comment about 'Parking for existing dwelling (White Horse Cottage) to the rear of the Public House as stated on agent's drawing no. 20-45-200 has not been agreed'. As outlined above, White Horse Cottage is separate from this application site.

Conclusion

7.64 The proposal by virtue of its poor design, scale and inappropriate siting would fail to preserve or enhance the character and appearance of the Keyston Conservation Area. Officers do not consider the proposal would result in public benefits that would justify or outweigh the harm the proposed development would cause on the heritage asset.

7.65 In light of the above, the proposal therefore fails to comply with all the criteria with Policy LP9 and subsequently, the principle of development is not supported.

7.66 Given the limited head height and room for the first floor accommodation, and in the absence of floor space measurements and sections, officers are not satisfied that the proposed dwelling would provide high quality future residential internal amenity standards for residents

7.67 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, and subject to the outcome of the 21 day public consultation, and to delegate the authority of the final decision to Chief Planning Officer in consultation with Chair and Vice Chair:

1. The proposal by virtue of its poor design, scale and inappropriate siting would fail to preserve or enhance the character and appearance of the Keyston Conservation Area. Whilst the identified harm is considered to be less than substantial there would be no public benefits derived from the provision of a single market dwelling to outweigh this harm. As such, the proposal is contrary to Policies LP11, LP12 and LP34 of the adopted Huntingdonshire Local Plan to 2036, Sections 66 and 72 of the Planning (Listed Buildings and Conservation Areas) Act 1990, the Huntingdonshire Design Guide SPD and Sections 12 and 16 of

the National Planning Policy Framework). The proposal would therefore have an unacceptable effect on the character of the immediate locality and the settlement as whole, contrary to criterion (c) of Policy LP9 the Huntingdonshire Local Plan to 2036. Subsequently, the principle of development is unacceptable.

2. The Insufficient information has been submitted to demonstrate that the proposed dwelling would provide high quality future residential internal amenity standards for residents contrary to Policies LP12 and LP14 of the Huntingdonshire Local Plan to 2036.

If you would like a translation of this document, a large text version or an audio version, please contact us on 01480 388424 and we will try to accommodate your needs

CONTACT OFFICER:

Enquiries about this report to **Lewis Tomlinson Senior Development Management Officer** – lewis.tomlinson@huntingdonshire.gov.uk

From: [REDACTED]
To: [DevelopmentControl](#)
Subject: Application Ref: 21/01441/FUL
Date: 27 September 2021 12:03:07

Dear Development Management,

Thank you for your email concerning White Horse Cottage. The Parish Councillors of Bythorn and Keyston Parish have no objections to the repositioning of the dwelling.

Kind regards

[REDACTED]

Clerk for Bythorn & Keyston Parish Council

[REDACTED]

This email and any files transmitted with it are confidential and intended solely for the use of the individual or entity to whom they are addressed. Please notify the sender immediately if you have received this e-mail by mistake and delete this e-mail from your system. If you are not the intended recipient you are notified that disclosing, copying, distributing or taking any action in reliance on the contents of this information is strictly prohibited.

Although reasonable precautions have been taken to ensure no viruses are present in this email, no responsibility is accepted for any loss or damage arising from the use of this email or attachments.

Any views or opinions presented in this email are solely those of the author.

Development Management Committee



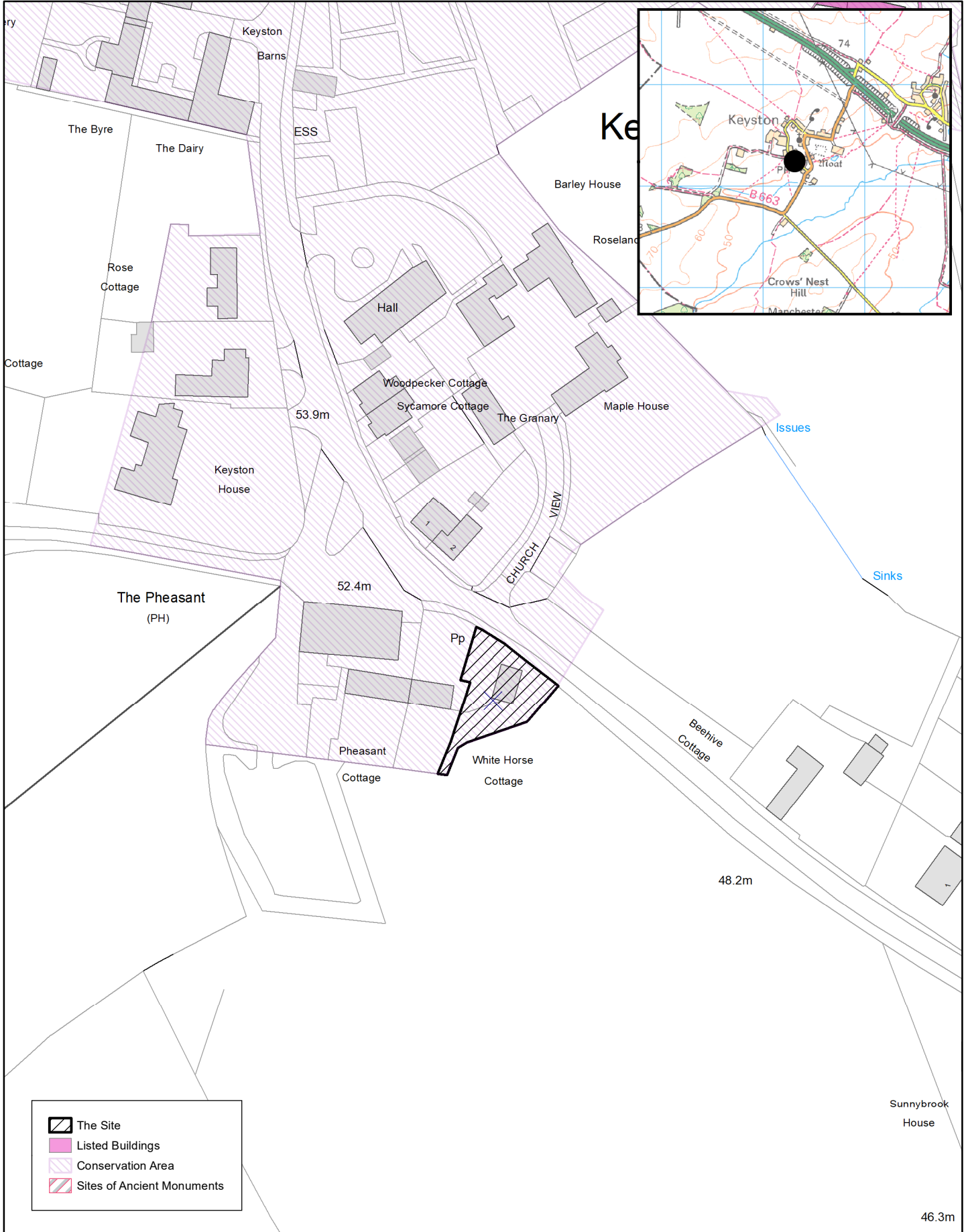
Scale = 1:1,250

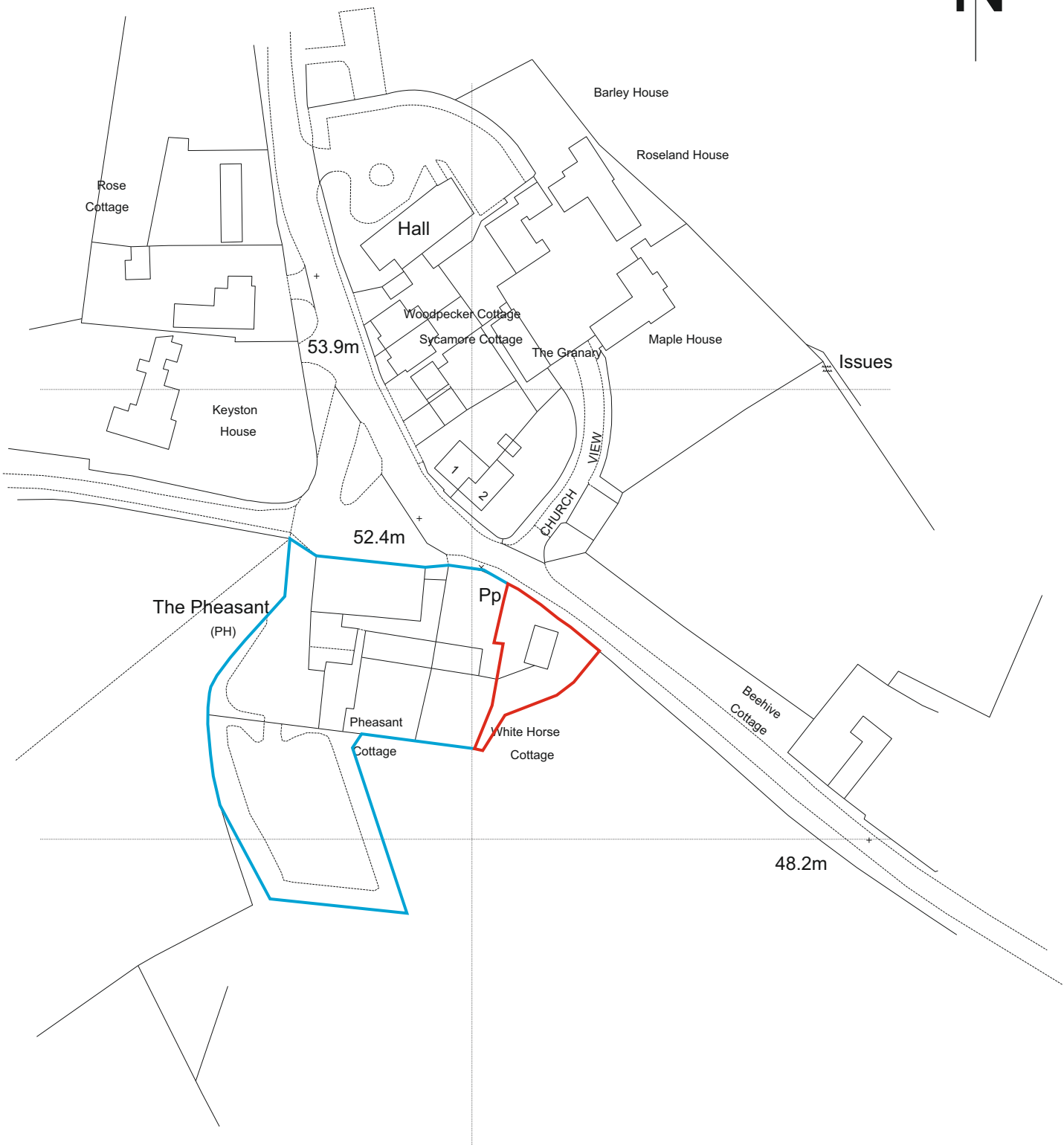
Application Ref:21/01441/FUL

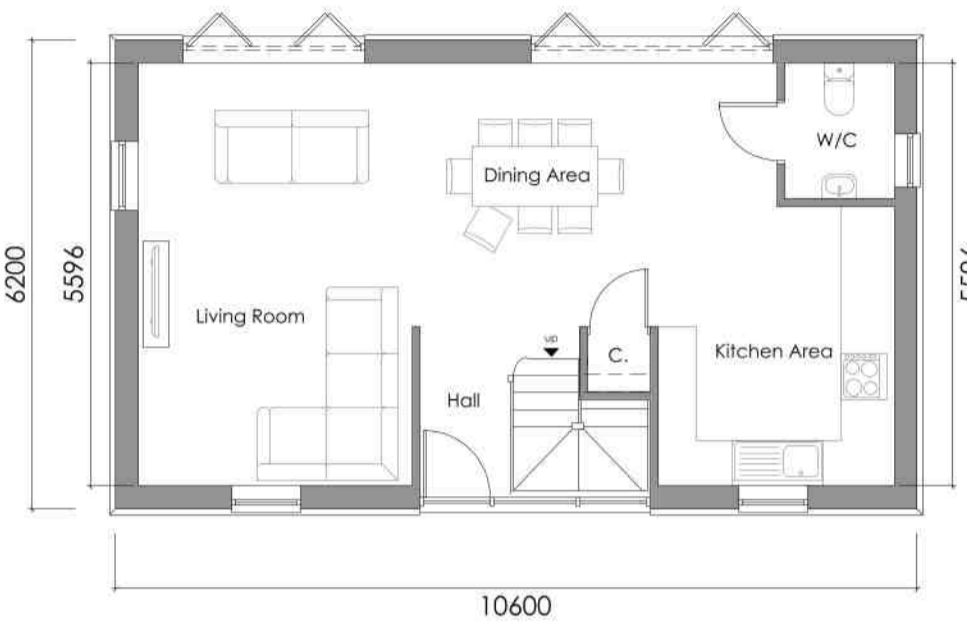
Date Created: 05/07/2023

Location:Keyston

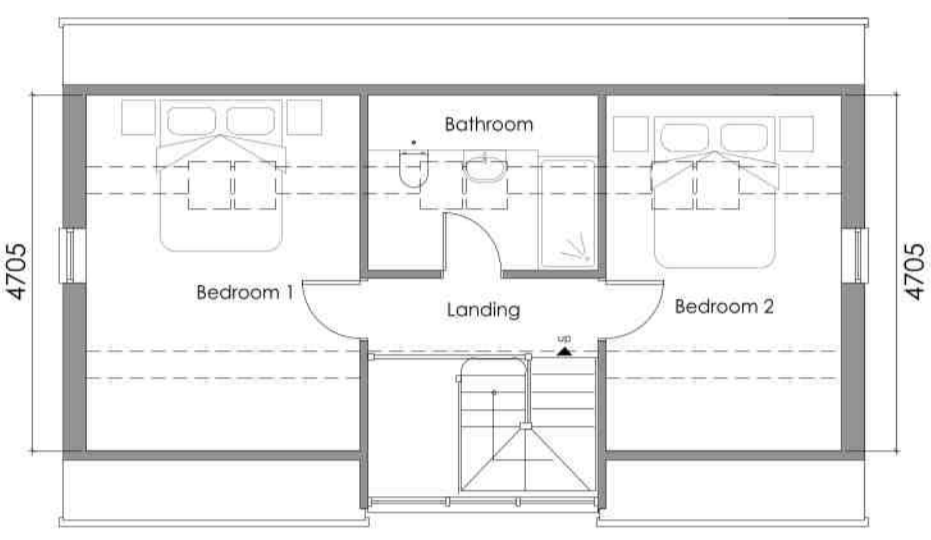
© Crown copyright and database rights 2023
Ordnance Survey HDC 100022322



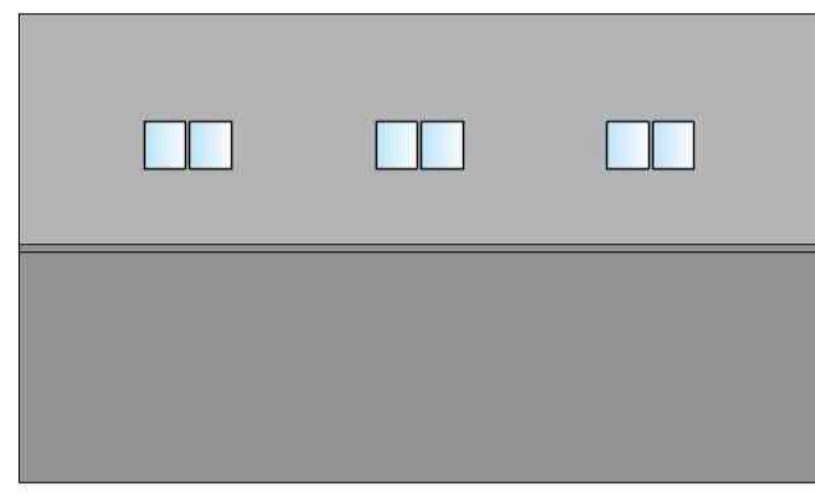




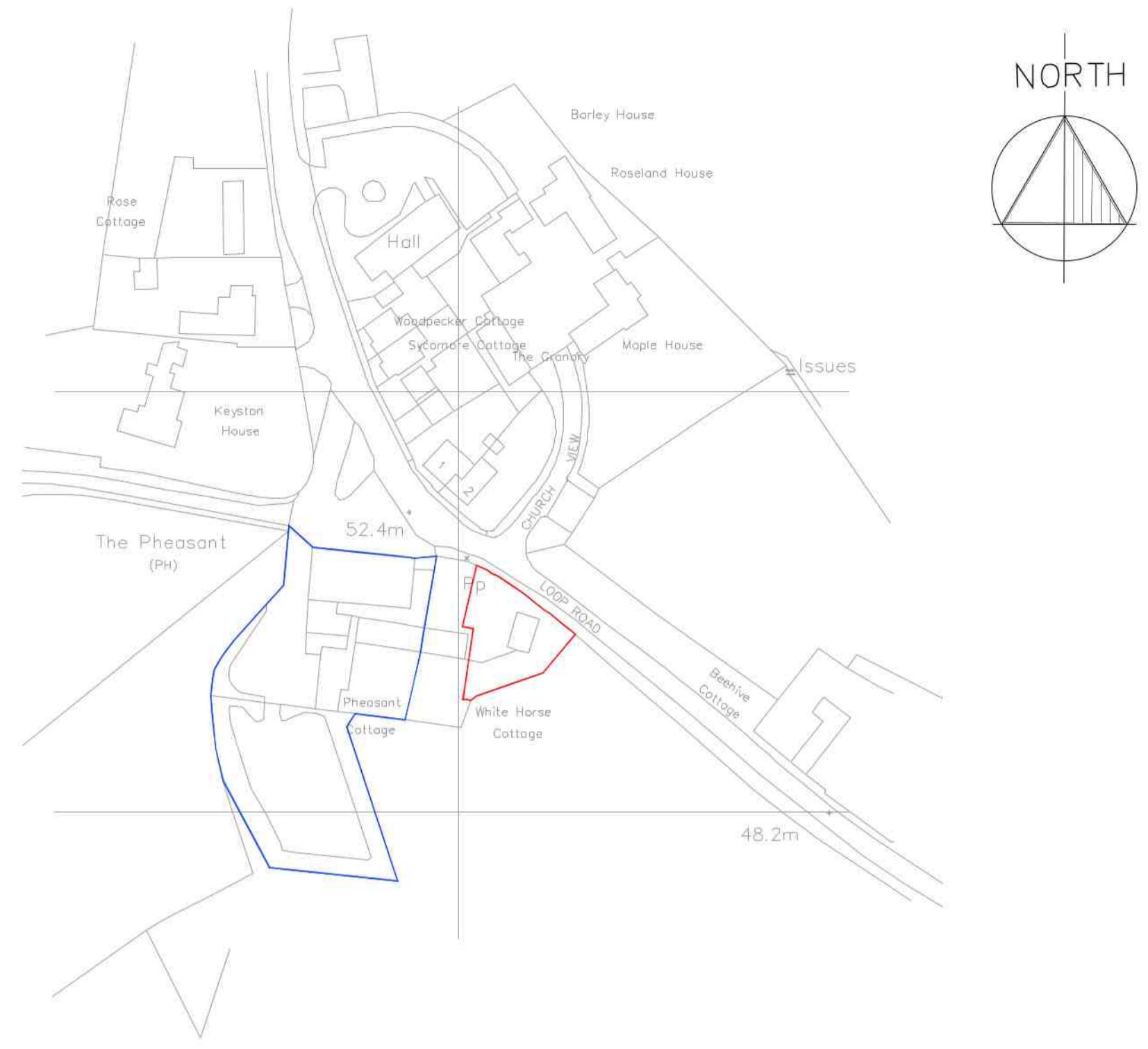
1:100 Ground Floor Plan



1:100 First Floor Plan



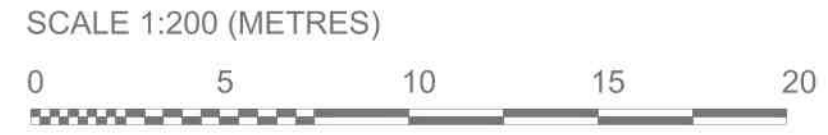
1:100 Roof Plan



1:1250 Site Location Plan



1:200 Block Plan



REV	DATE	BY	REVISION NOTES
C	13/01/23	SD	PD Access to White Horse Cottage removed
B	11/08/22	SD	New plot design
A	16/11/21	SD	New driveway added to White Horse Cottage

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

© COPYRIGHT
 Tel: 01480 494969
 Email: enquiries@planningandarchitecture.co.uk
 Web: www.planningandarchitecture.co.uk

PARTNERS
 in PLANNING
 and ARCHITECTURE

PROJECT
Proposed Dwelling on land Adj. Whitehorse Cottage, Loop Road, Keyston, Huntingdon, Cambridgeshire, PE28 0RE

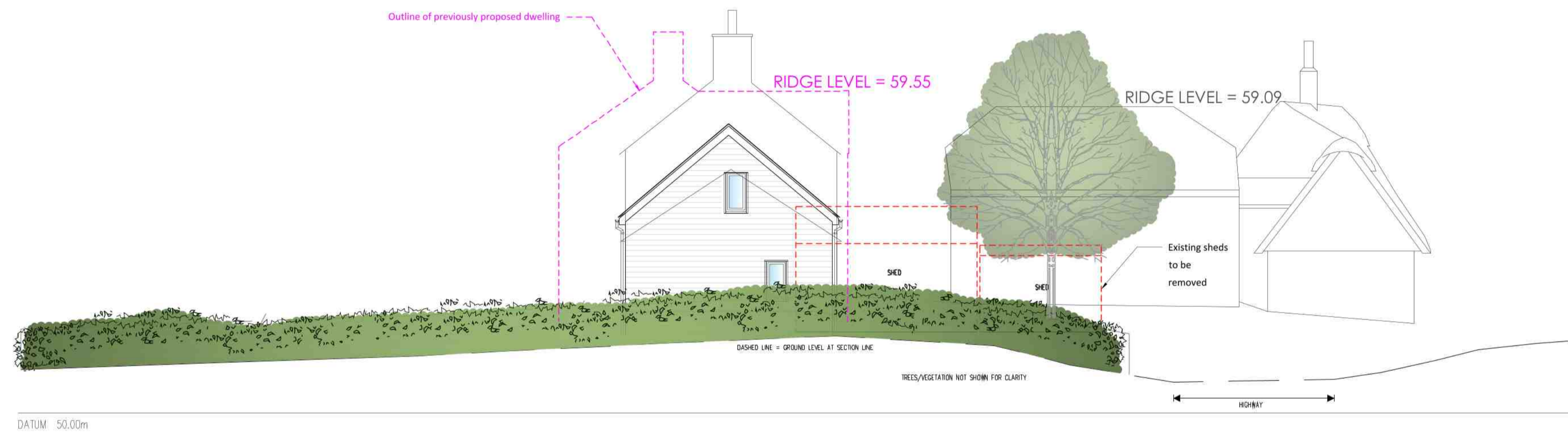
CLIENT
Pheasant Holdings Ltd.

DRAWING TITLE
Proposed Floor Plans, Elevations, and Block Plan

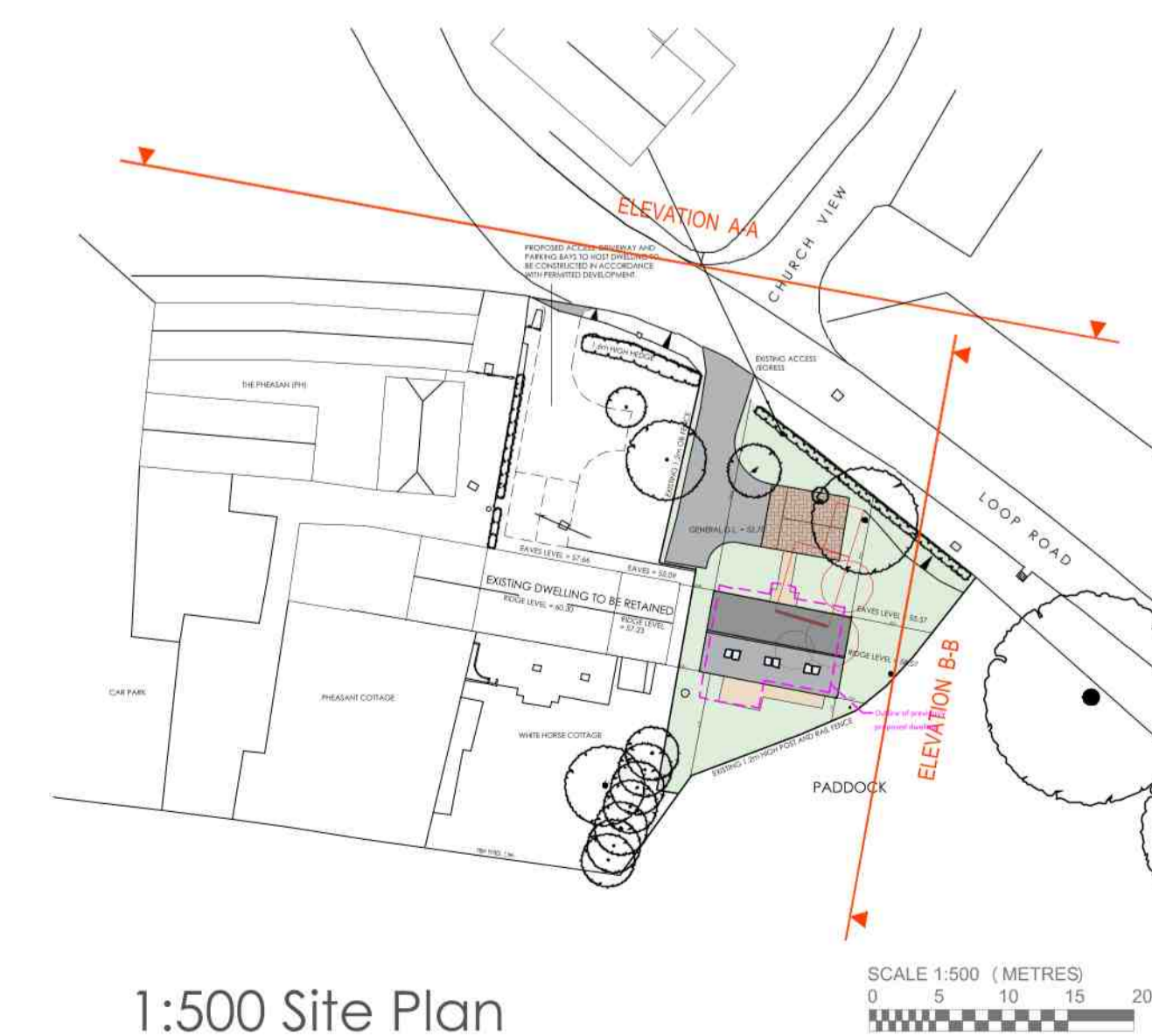
DRAWN BY	SCALE
SD	1:100 1:200 @ A1
DATE	DWG. No.
11/08/22	20-45-200
REV.	
C	



1:100 North Street Scene A-A



1:100 East Street Scene B-B



1:500 Site Plan

REV	DATE	BY	REVISION NOTES
			Suite 2, Clare Hall, St Ives Business Park, Parsons Green, St Ives, Cams, PE27 4WY
			© COPYRIGHT Telf: 01480 494969 Email: enquiries@planningandarchitecture.co.uk Web: www.planningandarchitecture.co.uk
			PROJECT Proposed Dwelling on land Adj. Whitehorse Cottage, Loop Road, Keyston, Huntingdon, Cambridgeshire, PE28 0RE
			CLIENT Pheasant Holdings Ltd.
			DRAWING TITLE Street Scenes
			DRAWN BY SD
			SCALE 1:100 1:500 @ A1
			DATE 11/08/22
			DWG. No. 20-45-202
			REV. -