

DEVELOPMENT MANAGEMENT COMMITTEE 19th FEBRUARY 2024

Case No: 23/01709/FUL

Proposal: PROPOSED ERECTION OF 3-BEDROOM BUNGALOW
WITH ASSOCIATED PARKING

Location: LAND REAR OF NO. 17 HIGH STREET, BLUNTISHAM

Applicant: MR. B HODSON

Grid Ref: 536821 274735

Date of Registration: 13th September 2023

Parish: BLUNTISHAM

RECOMMENDATION - REFUSE

This application is referred to the Development Management Committee (DMC) in accordance with the Scheme of Delegation as the Officer recommendation of refusal is contrary to that of the Parish Council.

1. DESCRIPTION OF SITE AND APPLICATION

Site and Surroundings

- 1.1 The site is located to the rear of No. 17 High Street, Bluntisham, and currently comprises garden area along with an area of hard surfacing for the storage of building equipment. The site is located centrally within the settlement of Bluntisham, in a predominantly residential area. The site is situated within the Bluntisham Conservation Area and there are listed Buildings to the north, south and west.
- 1.2 The site is in Flood Zone 1 (low risk of flooding), and is identified as low risk (less than 25%) to ground water flooding in the Strategic Flood Risk Assessment 2017.

Proposal

- 1.3 This application seeks approval for the erection of a detached, three-bedroom bungalow on land to the rear of No. 17 High Street, Bluntisham. The proposed bungalow would be of a gable-end design and be constructed with facing brick, vertical timber boarding and grey slate roof tiles. The dwelling would be served by an existing access between No 17 and 19 High Street which

currently provides access to an existing garage and lean to/car port to the rear of No. 17 (which are to be retained).

1.4 This application has been accompanied by the following:

- Design and Access Statement
- Heritage Statement
- Preliminary Ecological Appraisal
- Tree Report

1.5 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 2023) sets out the three objectives - economic, social and environmental - of the planning system to contribute to the achievement of sustainable development. The NPPF 2023 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 2023 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 Section 72 of the Planning (Listed Buildings and Conservation Areas) Act 1990, Planning Practice Guidance and the National Design Guide 2021 are also relevant and material considerations.

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

3. PLANNING POLICIES

3.1 Huntingdonshire's Local Plan to 2036 (Adopted 15th May 2019)

- LP1: Amount of Development
- LP2: Strategy for Development
- LP4: Contributing to Infrastructure Delivery
- LP5: Flood Risk
- LP6: Waste Water Management
- LP9: Small Settlements
- LP11: Design Context
- LP12: Design Implementation
- LP14: Amenity
- LP15: Surface Water

- LP16: Sustainable Travel
- LP17: Parking Provision and Vehicle Movement
- LP20: Homes for Rural Workers
- LP25: Housing Mix
- 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)
- Bluntisham Conservation Area Character Statement
- Developer Contributions SPD (2011)
- Huntingdonshire Landscape and Townscape SPD (2022)
- Huntingdonshire Strategic Flood Risk Assessment (2017)
- Cambridgeshire Flood and Water SPD (2017)
- LDF Developer Contributions SPD (2011)
- Annual Monitoring Review regarding housing land supply (2020)
- Cambridgeshire and Peterborough Minerals and Waste Local Plan (2021)

Local policies are viewable at <https://www.huntingdonshire.gov.uk>

3.3 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
- N3 - Support rich and varied biodiversity
- H1 - Healthy, comfortable and safe internal and external environment
- H2 - Well-related to external amenity and public spaces
- H3 - Attention to detail: storage, waste, servicing and utilities.

For full details visit the government website

4. PLANNING HISTORY

- 4.1 17/01146/HHFUL – First floor bedroom extension over existing ground floor sun lounge – Approved.
- 4.2 16/02384/CLPD – Proposed drop kerb – Approved.
- 4.3 16/02163/HHFUL – Creation of new vehicular access to property – Withdrawn.

- 4.4 16/01537/HHFUL – First floor rear extension with Juliet balcony – Approved.

5. CONSULTATIONS

- 5.1 Bluntisham Parish Council – Recommend approval. The Parish Council want to ensure a condition is placed on the application that no vehicle crossing is permitted along meeting walk. The bins need to be collected from 17 High Street to avoid blocking the path. Vehicle access to the property must at all times be via 17 High Street.
- 5.2 Cambridgeshire County Council’s Highway Authority – Concerns raised. The proposal is not in accordance with previous correspondence regarding an acceptable layout.

As it stands within the current application the vehicle access would still be a shared access with No.17 High Street and so would need to have the appropriate vehicle to vehicle visibility splays required for a shared access, which can’t be achieved in this location. If both No.17 and the new bungalow proposed had completely separate vehicle accesses on to the High Street, these vehicle to vehicle splays, required for a shared access, would not be required.

Await amended plans in accordance with that layout approved by the Highway Authority previously.

- 5.3 Huntingdonshire District Council’s Environmental Protection Officer – No issues to raise.

- 5.4 Huntingdonshire District Council’s Conservation Officer – Objection.

The proposal would cause harm to the morphology of the Conservation area and be at odds with the established pattern of development in this part of the Conservation area. This development would be experienced in public views and the design of the structure has little relevance to the architectural language of this part of the Conservation area. In line with the contents of paras 195-214 of the NPPF, the public benefits of this proposal do not justify the less than substantial harm arising from this development.

The proposals do not have regard to the preservation and enhancement of the Bluntisham Conservation Area, and are therefore not in accordance with ss. 72 of the Planning (LBCA) Act 1990, the NPPF or policy LP 34 of the adopted Huntingdonshire Local Plan.

- 5.5 Huntingdonshire District Council’s Urban Design Forum – Objection.

Whilst the revised siting and scale and massing of the proposal and retention of the boundary wall in front of No. 17 following involvement at pre-application stages is supported, Urban Design recommend refusal as the artificial subdivision of the site and introduction of a tandem form of development would be of out of character with the prevailing pattern and grain of development along this part of the High Street within the Conservation Area. The narrow access and back land location creates a poor relationship and reduced legibility from the High Street whilst the comings and goings of vehicles could result in adverse amenity impacts to Nos. 17 and 19 either side.

The scheme is therefore considered contrary to Local Plan Policy LP11, LP12 a and b, LP14 and the Place Making Principles set out in Chapter 3 of the HDC Design Guide SPD 2017.

6. REPRESENTATIONS

6.1 Three letters of objection were received during the course of the application by neighbouring properties raising the following concerns:-

- Formation of an access over a long established public footpath
- Impacts on neighbouring properties amenities
- Proximity to boundary and neighbouring compost heap
- Overshadowing and loss of sunlight to garden
- Impact on habitats and wildlife.
- Legal issues over sale of land

6.2 Concerns were also raised in regard to legal issues relating to land ownership – however, this is not a material planning consideration and therefore shall not be considered as part of this application.

6.3 Letters of support were also received from four different households during the course of the application (including the applicant) making the following comments:-

- Provides opportunity to turn neglected site into a much needed bungalow
- Good design – not visually prominent
- Tidy up the site
- Support biodiversity/habitats
- No impacts to neighbours
- Utilises existing driveway
- Rear pedestrian access only, no vehicle access including during construction
- Bins collected from High St only
- Supports recommendations of Parish Council

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 the NPPF (2022). 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 (relevant to this applications) 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 in the determination of this application are:
- The Principle of Development
 - Design, Visual Amenity and Impact on Heritage Assets
 - Residential Amenity
 - Highway Safety
 - Flood Risk and Surface Water
 - Biodiversity
 - Impact on Trees
 - Accessible and Adaptable Homes
 - Water Efficiency
 - Developer Contributions

The Principle of Development

- 7.6 The site is located within the built-up area of Bluntisham, which the adopted Huntingdonshire Local Plan to 2036 identifies as a Small Settlement. As such, Policy LP9 is considered relevant in determining whether the principle of development is acceptable.

- 7.7 Policy LP9 of the adopted Local Plan 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*
- (a) the 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 and*
 - (c) effect on the character of the immediate locality and the settlement as a whole.’*
- 7.8 With regard to criteria (a) and (b) of Policy LP9, the settlement of Bluntisham includes a range of services and facilities of a day-to-day nature including a primary school, a service station (with convenience store), a public house, church and a recreational ground. The site is in close proximity to a number of bus stops that provide regular transport to Ramsey, Somersham, St Ives and other neighbouring settlements. As such, the Local Planning Authority are satisfied that the erection of one dwelling in this location is considered to be sustainable in terms of the level of existing service and infrastructure within the settlement to serve the dwelling with access to sustainable modes of travel to access everyday services and facilities.
- 7.9 In regard to criterion (c), the effect on the character of the immediate locality is discussed below and is considered to be unacceptable.
- 7.10 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 Heritage Assets

- 7.11 This application seeks planning permission for the erection of a detached, three-bedroom bungalow on land to the rear of No. 17 High Street, Bluntisham. The site is located within the Bluntisham Conservation Area and also lies within the settings of Listed Buildings, including 26 High Street, 25 and 27 (Listed as 29 and 29) High Street; Sycamore House 32 High Street and the Barograph Memorial, High Street (all Grade II Listed Buildings).
- 7.12 Section 72 of the Planning (Listed Buildings and Conservation Areas) Act 1990 states that special attention shall be paid to the desirability of preserving or enhancing the character or appearance of a Conservation Area. 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. Local Plan Policy LP34 aligns with the statutory provisions and NPPF advice.

- 7.13 Policy LP11 of the Local Plan states that a proposal will be supported where it is demonstrated that it responds positively to its context. Policy LP12 states that new development will be expected to be well designed and that a proposal will be supported where it can be demonstrated that it contributes positively to the area's character and identity and successfully integrates with adjoining buildings and landscape.
- 7.14 Section 12 of the NPPF (2023) seeks to achieve well designed places, noting that the creation of high quality buildings and places is fundamental to what the planning and development process should achieve. Good design is a key aspect of sustainable development.
- 7.15 The National Design Guide (2020) sets out the characteristics of well-designed places and demonstrates what good design means in practice. It covers the following: context, identity, built form, movement, nature, public spaces, uses, homes and buildings, resources and lifespan. Of particular note to the current proposals is guidance relating to design and how this understands and relates well to the site within its local and wider context, how the history of the place has evolved and that local sense of place and identity are shaped by local history, culture and heritage, how a proposal responds to existing local character and identity, whether proposals are well designed, high quality and attractive and whether they are of an appropriate building type and form.
- 7.16 The HDS Design Guide (2017) is relevant to the application proposals, in particular chapter 4 and sections 3.7 and 3.8. The guide states that the size, shape and orientation (the form) of a building can have a significant impact upon its surroundings. The form of new buildings should generally reflect traditional built forms found in Huntingdonshire. The scale, massing and height of proposed development should be considered in relation to that of adjoining buildings, the topography, pattern of heights in the area and views, vistas and landmarks.
- 7.17 The guide notes that with regard to building detailing, the district has various architectural styles and materials which reflects the local vernacular. It is noted that new buildings should be designed in harmony and proportional to each other, complimenting the overall street character of the place. Appropriate spaces between buildings helps to create an interesting streetscape. Detailed guidance is also provided relating to roofs, eaves and ridge lines and chimneys. With regards to materials, these should complement the successful parts of any surrounding developments in order to conserve or enhance the distinctive character of the various parts of the district and to ensure that buildings sit comfortably within the landscape.

- 7.18 This application seeks permission for the erection of a detached, three-bedroom bungalow on land to the rear of No. 17 High Street, Bluntisham. The proposed bungalow would be of a gable-end design and be constructed with facing brick, vertical timber boarding and grey slate roof tiles.
- 7.19 The High Street is characterised by ribbon development with dwellings either, immediately abutting the back edge of the footpath or setback behind low-level walls/railing/landscaping. There are also examples of dwellings positioned around cul-de-sacs, for example, The Shires to the south and Sayers Court to the north. The dwellings in the immediate surrounding area generally have generous gardens extending to the rear. The Bluntisham Conservation Area Character Statement notes at Para 4.1 that the prevailing character of Bluntisham Conservation area is largely derived from a few substantial detached Listed properties cited on back of footpath locations and interspersed with clusters of modern development. The High Street gives the Conservation area a linear form.
- 7.20 The subdivision of the rear of No. 17 High Street for the proposed dwelling is considered would erode the established character of the area and cause harm to the morphology of the Bluntisham Conservation Area. While it is recognised there are examples in the nearby area of clusters of dwellings positioned within small cul-de-sacs, these typically comprise of 4, 5 or 6 dwellings with wider access roads from the High Street. Views into the Conservation area from Orchard End would also be affected. The existing Leyland Cypress Hedge will be managed and lowered, opening up views into the site where the development can be seen.
- 7.21 As such, the proposed development would undermine the predominate pattern of frontage development and would erode the sense of space and long spacious garden through its artificial subdivision. It is considered that such an arrangement would appear harmfully out of character with the prevailing pattern of development along this part of the High Street and within the Bluntisham Conservation Area.
- 7.22 With regards to the design and appearance of the proposed dwelling, the Council's Conservation Officer concludes that the overall design of the proposed bungalow has limited interest. The development would be experienced in public views and the design of the structure has little relevance to the architectural language of this part of the conservation area. As such it does not contribute positively to the character and appearance of the Bluntisham Conservation Area.
- 7.23 Overall, the Council's Conservation Officer has concluded the proposed development would result in less than substantial harm

to the character and appearance of the Bluntisham Conservation Area.

- 7.24 Paragraph 208 of the National Planning Policy Framework states that where a development 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, where appropriate, securing its optimum viable use.
- 7.25 However, as the proposal seeks approval for the erection of one, private residential dwelling in an area the Local Planning Authority is able to demonstrate a 5-year housing land supply, any public benefits to arise from the proposal (employment for construction and use of local services) are considered to be negligible and would not outweigh the identified harm. Furthermore, the applicant has not put forward any public benefits as part of the submitted Heritage Statement.
- 7.26 The proposal would result in a development that by virtue of its design and location, would result in the introduction of a tandem form of development that is out of keeping with the prevailing pattern and grain of development along this part of the High Street and does not respect the character, appearance and form of the Bluntisham 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 considered to be contrary to Section 72 of the Planning (Listed Building and Conservation Areas) Act 1990, Policies LP9, LP11, LP12 and LP34 of the adopted Huntingdonshire Local Plan to 2036 and Section 16 of the National Planning Policy Framework in this regard. 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

- 7.27 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.

Amenity of neighbouring properties

- 7.28 The closest neighbouring residential properties that are most likely to be impacted upon as a result of the proposed development are Nos. 13, 15, 17 and 19 High Street and No. 1 Sayers Court.
- 7.29 The proposed development is not considered to result in any detrimental overbearing, overshadowing or overlooking impacts on the neighbouring property of No. 17 High Street as the

proposed dwelling would be single-storey in height and approximately 11.7m from the shared boundary.

- 7.30 The proposed dwelling would be accessed via the existing vehicular access that currently serves No. 17 and runs along the northern edge of the site. While it is recognised that increasing the use of the access to serve the proposed three bedroom dwelling would result in some noise and disturbance impacts, given the scale of the proposal and the northern elevation windows on the existing property are secondary, smaller windows, the impacts are not considered to be severe enough to warrant refusal of planning permission in this instance.
- 7.31 With regards to No. 15 High Street, the proposed dwelling would be approximately 2m from the rear boundary of the neighbouring property, which comprises a close boarded fence and a hedge, with the south-west corner of the proposed dwelling in line with the north-east corner of the neighbouring properties boundary. Given the close proximity and the gable-end of the proposed dwelling addressing the neighbouring property, the proposal is considered to result in some overbearing and overshadowing impacts. However, given the design of the proposed dwelling with a smaller gable at the south-west end of the dwelling with a maximum ridge height of 4m, the impacts are not considered to be severe enough to warrant refusal of planning permission. Furthermore, given the orientation of the proposed dwelling, the area of the neighbouring property that would be impacted upon is considered to be limited.
- 7.32 With regard to No. 13 High Street, the proposed dwelling is not considered to result in any detrimental impacts on the neighbouring property or its private rear amenity space given the single-storey scale of the proposed dwelling with the roof sloping away from the shared boundary – which is approximately 10m south and made up of a proposed 1.8m close boarded fence and existing tree planting.
- 7.33 The proposed dwelling is not considered to result in any significantly detrimental overbearing, overshadowing or overlooking impacts on the neighbouring properties of No. 19 High Street or No. 1 Sayers Court as the proposed dwelling would be approximately 1m (at its closest point at the western end) to the shared boundary to the north (comprised of a 1.8m high close boarded fence) with the roof sloping away from the boundary and a maximum eaves height of 2.6m.

Amenity for future occupiers

- 7.34 The proposal is also considered to provide a high standard of amenity for future owners/occupiers of the proposed dwelling as there is an appropriately sized private amenity space surrounded by close boarded fencing and hedging. The proposed dwelling

would appear to have an acceptable level of daylight, sunlight and outlook.

- 7.35 Overall, taking the above factors into consideration, the proposal would be considered to be acceptable with regard to its impact on residential amenity and therefore accords with Policy LP14 of Huntingdonshire's Local Plan to 2036, the Huntingdonshire Design Guide SPD and Section 12 of the National Planning Policy Framework in this regard.

Highway Safety & Parking Provision

- 7.36 Policies LP16 and 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.
- 7.37 The proposed dwelling would be accessed via the existing vehicular access serving No. 17 High Street – a classified C road subject to a 30mph speed limit.

Highway Safety

- 7.38 The proposal involves the retention of the existing access arrangement, including an existing low level wall and railings along the south-west end of the boundary. However, given the intensification of the access to become a shared access for 2 dwellings, the Local Highway Authority have advised that it would not be possible to achieve the appropriate vehicle to vehicle visibility splays.
- 7.39 It is also worth noting that the Local Highway Authority recommend the proposed access arrangements be amended to reflect previous correspondence on the pre-application proposal which included the removal of the existing low level wall and railings to provide completely separate accesses for the existing and proposed dwellings.
- 7.40 The proposed development would result in an intensification of the existing access to be a shared access for the existing dwelling and the proposed dwelling. Due to this, the proposed access would not be able to achieve the appropriate vehicle to vehicle visibility splays. The proposal would therefore fail to provide safe and acceptable access arrangements for the proposed development and would result in an unacceptable impact on highway safety. As such, the proposal is contrary to Policy LP17 of Huntingdonshire's Local Plan to 2036.

Parking

- 7.41 The proposed three-bedroom dwelling would provide adequate off-street car parking spaces (two spaces) to the front of property and adequate space to ensure that vehicles enter the highway in a forward gear. Furthermore, the proposal includes the provision of cycle storage for at least three bicycles to encourage sustainable modes of transport. the proposal which would comply with aims of policies LP16 and LP17 of the of the Huntingdonshire Local Plan in regards to car and cycle parking.

Flood Risk and Surface Water

- 7.42 National guidance and Policy LP5 of the Local Plan to 2036 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 165-175 of the NPPF (2023)).
- 7.43 In this case, the application site is situated in Flood Zone 1 based on the Environment Agency Floods Maps and is identified as low risk (less than 25%) to ground water flooding in the Strategic Flood Risk Assessment 2017.
- 7.44 Given that the site is in Flood Zone 1 and comprises less than 1 hectare of land, the sequential and exceptions tests for flooding nor the submission of a site specific flood risk assessment are considered necessary in this instance in accordance with the NPPF and NPPG.
- 7.45 The application form states that surface water would be disposed via a soakaway and that the method for foul water drainage would be via 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.
- 7.46 Overall, 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, LP6 and LP15 of Huntingdonshire's Local Plan to 2036 and Section 14 of the National Planning Policy Framework in this regard.

Biodiversity

- 7.47 Paragraph 180 of the NPPF (2023) states Planning policies and decisions should contribute to and enhance the natural and local environment. Policy LP30 of the Local Plan to 2036 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 This application has been accompanied by a Preliminary Ecological Appraisal which states that the site offers a negligible ecological value and offers recommendations to protect nesting birds, bats and hedgehogs as well as biodiversity enhancement measures including bird boxes, bat boxes and a hedgehog home in the south-eastern corner of the site.
- 7.49 Officers are satisfied with the findings of the submitted Appraisal and are satisfied that the proposal would result in a no net loss in biodiversity. Conditions would be imposed on any planning permission granted to ensure the development is carried out in strict accordance with the submitted Preliminary Ecological Appraisal.
- 7.50 As such, subject to the imposition of conditions, the proposal is considered to broadly accord with the objectives of Policy LP30 of Huntingdonshire's Local Plan to 2036 and Section 15 of the National Planning Policy Framework in this regard.

Impact on Trees

- 7.51 Policy LP31 of the Huntingdonshire Local Plan to 2036 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.
- 7.52 The proposal would involve the removal of a small section of hedge with the remainder of hedging to be retained and trimmed where necessary. The application has been accompanied by a Tree Report which concludes that the hedge to be removed is in poor condition.
- 7.53 Accordingly, subject to the imposition of a condition regarding landscaping details the proposal is considered acceptable in accordance with Policy LP31 of the Local Plan to 2036.

Accessible and Adaptable Homes

- 7.54 Policy LP25 of the Huntingdonshire's Local Plan to 2036 states that proposal for new housing will be supported where they meet the optional Building regulation requirement M4(2) 'accessible and adaptable dwellings' unless it can be demonstrated that site specific factors make this impractical or unviable.

7.55 To ensure that the development can meet these standards a condition would be imposed on any outline permission that may be granted in this regard in accordance with Policy LP25 of Huntingdonshire's Local Plan to 2036.

Water Efficiency

7.56 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 can be attached to any consent to ensure compliance with the above, in accordance with Policy LP12 (j) of Huntingdonshire's Local Plan to 2036.

Developer Contributions

Bins

7.57 Part H of the Developer Contributions SPD (2011) requires a payment towards refuse bins for new residential development. A Unilateral Undertaking to secure the provision of wheeled bins has not been submitted as part of the application. On this basis the proposal would not provide a satisfactory contribution to meet the tests within the CIL Regulations. The proposal would therefore fail to accord with Policy LP4 of the Huntingdonshire Local Plan to 2036 and the Developer Contributions Supplementary Planning Document (2011).

Community Infrastructure Levy (CIL)

7.58 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.

Conclusion

7.59 Planning law requires that applications for planning permission be determined in accordance with the development plan, unless material considerations indicate otherwise.

7.60 As a result of the form, siting and design, the proposed dwelling is considered to result in less than substantial harm to the character and appearance of the Bluntisham Conservation Area and surrounding area and the proposal is not considered to generate sufficient public benefits to outweigh the identified harm. Furthermore, given the intensification of the existing access and the lack of information on vehicular visibility splays, Officers are not able to satisfy themselves that the proposal would provide a safe access that would not result in an unacceptable impact on highway safety.

- 7.61 It is also worth noting that a Unilateral Undertaking to secure the provision of wheeled bins has not been provided during the course of the application.
- 7.62 Having regard for 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

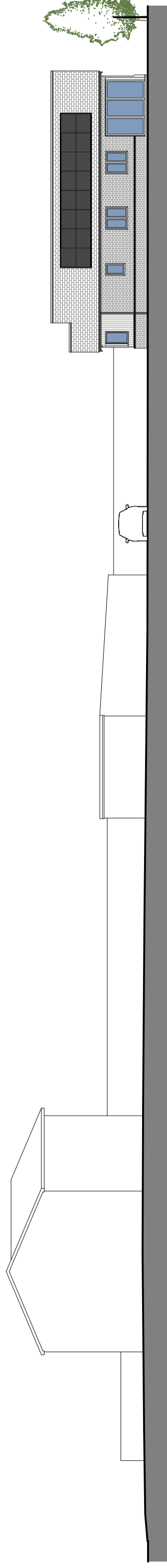
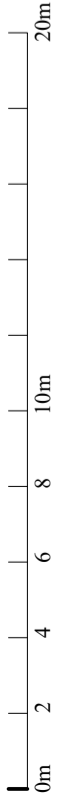
1. The proposal would result in a development that by virtue of its design and location, would result in the introduction of a tandem form of development that is out of keeping with the prevailing pattern and grain of development along this part of the High Street and does not respect the character, appearance and form of the Bluntisham 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 considered to be contrary to Section 72 of the Planning (Listed Building and Conservation Areas) Act 1990, Policies LP9, LP11, LP12 and LP34 of the adopted Huntingdonshire Local Plan to 2036 and Section 16 of the National Planning Policy Framework in this regard. 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.
2. The proposed development would result in an intensification of the existing access to be a shared access for the existing dwelling and the proposed dwelling. Due to this, the proposed access would not be able to achieve the appropriate vehicle to vehicle visibility splays. The proposal would therefore fail to provide safe and acceptable access arrangements for the proposed development and would result in an unacceptable impact on highway safety. As such, the proposal is contrary to Policy LP17 of Huntingdonshire's Local Plan to 2036.
3. The application is not accompanied by a 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.

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.

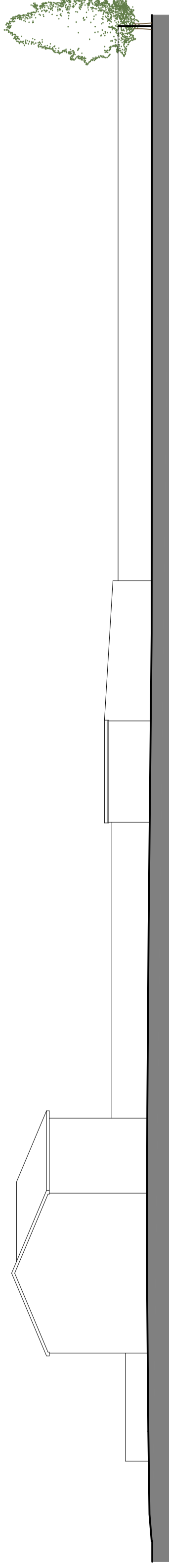
CONTACT OFFICER:

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

Scale: 1:200



Proposed Site Section A-A



Existing Site Section A-A

THIS DRAWING AND THE BUILDING WORKS DEPICTED ARE THE COPYRIGHT OF L BEVENS ASSOCIATES ARCHITECTS LTD AND MAY NOT BE REPRODUCED OR AMENDED WITHOUT THE WRITTEN PERMISSION OF L BEVENS ASSOCIATES ARCHITECTS MADE BY OTHER PERSONS. COPYRIGHT 2023 ©.

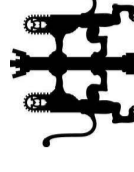
ALL MEASUREMENTS SHOULD BE CHECKED ON SITE AND ANY DISCREPANCIES SHOULD BE REPORTED TO THE ORIGINATOR.

ALL WORKS TO COMPLY WITH CURRENT COM REGULATIONS AS APPROPRIATE. IT IS THE CLIENT'S RESPONSIBILITY TO FULLY COMPLY WITH THE COM 2015 REGULATIONS INCLUDING THE REQUIREMENTS OF THE PRINCIPAL CONTRACTOR FOR PROJECTS WITH MORE THAN ONE CONTRACTOR ON SITE.

NO WORKS TO COMMENCE ON SITE UNTIL ALL APPROVALS ARE COMPLETED IN WRITING.

L BEVENS ASSOCIATES ARCHITECTS LTD ACCEPTS NO LIABILITY IF THIS IS BREACHED.

IT IS THE CONTRACTORS RESPONSIBILITY TO ACCURATELY LOCATE EXISTING SERVICES PRIOR TO WORKS COMMENCING.



L Bevens Associates Architects Ltd
 10 Chickens Way
 Chatteris
 Cambridgeshire
 CB23 3QJ
 Tel: 01524 693969
 Mob: 07739 5628 18
 Email: enquiries@lbevens-associatesltd.co.uk
 Web: www.lbevens-associatesltd.co.uk

DRAWING STATUS PRELIMINARY CONSTRUCTION
 PLANNING FILE COPY

CLIENT Mr and Mrs B Hodson

PROJECT Land East of 17 High Street, Bluntisham,
 Cambridgeshire.

DRAWING TITLE

Existing Site Section A-A
 Proposed Site Section A-A
 Existing Site Section B-B
 Proposed Site Section B-B

SCALE 1:200 @ A2
 DATE July 2023
 DRAWN LB
 CHECKED

DRAWING NUMBER CH22/LBA/608/FP-2-102
 REVISION