

# DEVELOPMENT MANAGEMENT COMMITTEE 18<sup>th</sup> MARCH 2024

**Case No:** 23/01981/FUL

**Proposal:** CONSTRUCTION OF 4 NO DWELLINGHOUSES AND  
ALTERATIONS TO EXISTING VEHICULAR ACCESS

**Location:** LAND ADJACENT 26, WEST PERRY, PERRY

**Applicant:** MR DUBERLY

**Grid Ref:** 514670 266993

**Date of Registration:** 17<sup>th</sup> October 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 accessed off the northeastern side of West Perry (the B661) between Nos. 26 and No.30 (Treetop Cottage) and comprises of open scrubland within a triangular-shaped plot which sits to the rear of the singular dwelling of No.26 West Perry. Dwellings in the immediate area are generally detached, however there is no uniformity in layout, setbacks, form materials or age, although Tree Top Cottage to the southeast and No.29 West Perry to the southwest across the road from the host dwelling are Grade II Listed Buildings. The site is surrounded by other residential development comprising the established dwellings on Armstrong Close to the north and Whitehall Way to the east.
- 1.2 The site is situated in flood zone 1 according to the Environment Agency's Flood Maps for Planning and the Huntingdonshire Strategic Flood Risk Assessment. There are no legally protected trees in the vicinity.

Proposal

- 1.3 This Planning permission is sought for the construction of 4 No dwellinghouses and alterations to existing vehicular access land adjacent 26 West Perry, Perry.
- 1.4 The proposal would introduce four new 1.5-storey dwellings into the site with ridge heights of between 7.680 metres and 7.980 metres, with Plot 1 being a detached dwelling at the northern section of the site with its ridgeline perpendicular to the host dwelling, Plots 2 and 3 being semi-detached dwellings to the north east of the site with their ridgelines parallel to the highway of West Perry and Plot 4 being a detached dwelling to the south east, closest to the access also perpendicular to the host dwelling. Plots 1 and 4 would be three-bedroom and Plots 2 and 3 would be 2 bedroom. All dwellings would be pitched-roof, with Plots 1, 2 and 3 featuring front dormers and Plot 4 having a front two-storey gable projection. Materials would be buff brickwork, grey cladding and sate roof (Plot 1), buff brickwork, render and slate roof (Plots 2 and 3) and buff brickwork, black cladding and red pantiles (Plot 4).
- 1.5 The proposed dwellings would face inwards towards each other and would be accessed via a buff block paving drive where each dwelling would have two off-road parking spaces provided. The 1.8 metre-high close boarded fence which surrounds the site would be retained, although a small section of hedge to the south east would be replaced with timber fencing and the fence to the front would be re-aligned to allow for visibility splays onto West Perry. A number of trees to the south east of the site would be removed. Bin and covered cycle storage is also provided for each dwelling.
- 1.6 The site has previous approval for 2 dwellings under outline planning permission 0701631OUT which was followed by a reserved matters application 1001233REM for the approval of the appearance, landscaping and scale.
- 1.7 This application has been accompanied by the following:
- Design and Access Statement
  - Heritage Statement
  - Preliminary Ecological Appraisal
  - Tree Report
- 1.8 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 01/02358/S73 for Renewal of permission 98/1383 for erection of dwelling (Plot 3), PERMITTED dated 14.12.2001.
- 4.2 98/01383/OUT for Erection of two dwellings, PERMITTED dated 06.01.1999.
- 4.3 0602564OUT for Residential development, WITHDRAWN dated 15.11.2006.
- 4.4 0701631OUT for Erection of two dwellings, alterations to existing access and provision of additional access, PERMITTED dated 09.08.2007.
- 4.5 1001233REM for Approval of details of appearance, landscaping and scale for the erection of two dwellings, PERMITTED dated 15.09.2010.
- 4.6 23/01536/HHFUL for Construction of a dropped kerb to service dwelling, PERMITTED 12.10.23.

#### **5. CONSULTATIONS**

- 5.1 Perry Parish Council – No objection.

- 5.2 Cambridgeshire County Council's Highway Authority – No objections subject to a pre-commencement condition requiring a Written Scheme of Investigation be submitted to and approved by the Local Planning Authority in writing and an informative relating to the pre-commencement condition.
- 5.3 Huntingdonshire District Council's Environmental Protection Officer – No objection, subject to a Construction Environment Management Plan be submitted to and approved by the Local Planning Authority in writing prior to commencement of works.
- 5.4 Huntingdonshire District Council's Conservation Officer – Objects. The proposed development, and in particular Unit 4 located within the access road, is considered to be harmful to the setting of Tree Top Cottage and 29 West Perry because of its close proximity to it, its intrusion into its setting and its conflict with the character of the Listed Building and with the relationship which this Listed Building has with the Listed Building at Number 29 and the wider group of nearby historic buildings. The proposal is also omits to include a Heritage Statement which is a requirement of paragraph 200 of the 2023 NPPF.
- 5.5 HDC Trees Officer -No objection subject to a condition to ensure tree protection is undertaken in accordance with submitted plans.
- 5.6 Huntingdonshire District Council's Urban Design Forum – Object. The scale and appearance would be out of keeping with character of West Perry, contrary to Local Plan Policy LP11 and LP12 parts a, b and c. It is recommended that the application is withdrawn and a revised application submitted based on the recommended changes set out above.
- 5.7 Cambridgeshire County Archaeology – No objections subject to a pre-commencement condition requiring a Written Scheme of Investigation be submitted to and approved by the Local Planning Authority in writing and an informative relating to the pre-commencement condition.

## **6. REPRESENTATIONS**

- 6.1 Three The representations in objection can be summarised as follows:
- Height of proposed dwellings would be unsightly.
  - Development too large for the land available, should be two properties.
  - Highway safety concerns, given potentially 12 car movements on a road with a sharp bend.
  - Amenity impacts upon No.8 Armstrong Close, including overlooking, noise and dust.
  - Flooding and drainage issues to 6 Manor Farm Court.

- 6.2 Concerns raised that cannot be considered as they are not material planning issues:
- That a neighbour had been informed that the site would not be built upon
  - Potential conduct of future occupiers
  - That a bungalow would attract a better clientele.

## 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 and Visual Amenity
  - 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 Perry, 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 Parts a. and b. of Policy LP9, it is recognised that there are limited services and facilities in Perry, although there is a bus service operating from the village to Huntingdon and Spaldwick, serving Hinchingsbrooke School and Hospital and bike friendly roads surrounding the area. Therefore, the proposal is considered sustainable with regards to the accessibility to services, facilities and infrastructure.
- 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 and Visual Amenity**

- 7.11 This application seeks approval for the erection of 4 dwellings on land adjacent 26 West Perry.
- 7.12 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.

- 7.13 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.
- 7.14 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.
- 7.15 The HDC 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.
- 7.16 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.
- 7.17 The site has previous approval for 2 dwellings under outline planning permission 0701631OUT which was followed by a reserved matters application 1001233REM for the approval of the appearance, landscaping and scale. However, given this approval has not been implemented and that policy supporting this development has been superseded by a new Local Plan (adopted in 2019) and the National Planning Policy Framework, it is considered that this planning approval carries limited weight in the determination of this current scheme.



- 7.18 The proposed units are arranged to back onto neighbouring gardens in Armstrong Close and Whitehall Way to the north and east. Plots 2 and 3 occupy a similar position to Plot 2 from the consented Reserved Matters approval, whilst Plot 4 occupies a similar position to Plot 1.
- 7.19 The concerns raised by local residents regarding the height of the proposed dwellings is noted.
- 7.20 Plots 2 and 3 form 2-bed dwellings and Plots 1 and 4 are 3-bed, each unit is designed as 1.5 storeys with first floor accommodation located partially within the pitched roof space. The units range in height from 7980mm ridge and 4060mm eaves (Plot 1), 7680mm ridge and 3760mm eaves (Plots 2 and 3) and 7980mm ridge and 4060mm eaves (Plot 4), and reflect the ridge height of existing 2 storey dwellings fronting West Perry.
- 7.21 The units have dormer windows at first floor level on the front elevation, facing the access and central parking / turning area, with rooflights on the rear elevations. The rooflights are shown to have an approximately 1.8m cill height as measured above the first-floor finished floor level, preventing overlooking impacts to the rear gardens of Nos. 6-10 Armstrong Close, 18-22 Whitehall Way and No 24 West Perry. The units each have two allocated parking spaces in the form of side drives or in the case of Plot 4 rear parking.
- 7.22 Despite the 1.5 storey scale, the submitted street scene elevation shows the ridge heights will be comparable to the existing 2 storey dwellings fronting West Perry. There is concern that given the site is back land development, this proposed height would not lead to an acceptable subservient relationship to the existing buildings. All of the units are 1.5 storeys in height but are similar in scale to two storey dwellings and the tall eaves height results in a large area of blank render or cladding at first floor level above the ground floor windows. Furthermore, the dormer windows (proposed on the front elevation of Plots 1, 2 and 3) break up the eaves lines and lead to a proliferation of rain water downpipes across the front elevations which would lead to a cluttered appearance.
- 7.23 The units comprise a mixture of buff facing brickwork at ground floor level with either render (Plots 2 and 3) or horizontal timber cladding (Plots 1 and 4) at first floor level. Whilst the combination of render/cladding and brickwork is a characteristic of the existing 1960/70s dwellings within Armstrong Close to the north (rear) of the development, the proposed units would be seen within the context of West Perry where more traditional fully rendered or full brick elevations are prevalent.
- 7.24 The triple casement dormer windows on Plot 1 dominate the front elevation and reinforce the appearance of two full storeys. The large triple casement dormer windows on Plots 2 and 3 visually jar

with the arrangement of lean-to roofs over the porch and bay windows. Plot 4 will be seen within the West Perry street scene. The lack of windows at first floor level forms a poor relationship with the street and results in a large area of blank cladding at first floor level.

- 7.25 Achieving the right density of development for a location is important to the character of a place and local quality of life. The appropriate density for any particular location will be determined by the nature of the area and by its surroundings and by a need to use land efficiently as a finite resource. It is noted that some objectors have raised concern that the site area is insufficient for the amount of development proposed.
- 7.26 The application form states that the site is 0.17 hectares in area. This equates to 23.52 dwellings per hectare in density which is considered relatively medium (medium is considered between 25-50 dwellings per hectare) and so is appropriate in this instance where the general area is urban in nature and more dense development is acceptable in this instance.
- 7.27 Notwithstanding the density, The dwellings therefore would be out of scale and appearance to the dwellings in the vicinity and are therefore unacceptable as submitted.
- 7.28 By virtue of poor design and the proposed two storey height, the proposed development would not contribute positively to the character and identity of the area and would not successfully integrate with adjoining buildings, the routes and spaces between buildings, topography and landscape, contrary to Policies LP11 and LP12 parts a and b of the Huntingdonshire Local Plan to 2036, the placemaking principles set out in Chapter 3 of the HDC Design Guide SPD 2017 and paragraph 130 parts a - d of the NPPF 2023. 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.

### **Impact on Heritage Assets**

- 7.29 The proposal does not fall within any designated Conservation Area, but does fall within the setting of the following listed buildings: Tree Top Cottage, which is a domestic Grade II Listed Building sitting to the immediate southeast of the site and 29 West Perry, which is a domestic Grade II Listed Building sitting to the south on the opposite side of West Perry road.
- 7.30 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.

- 7.31 Paras 195 - 204 of the NPPF provide advice on proposals affecting heritage assets and how to consider different levels of harm. Para. 206 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. It is also noted that Local Plan Policy LP2, which sets out the overarching development strategy for Huntingdonshire through the plan period, includes the main objectives of conserving and enhancing the historic environment within the district.
- 7.32 Paragraph 205 of the NPPF (2023) sets 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'. Paragraph 206 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.'
- 7.33 The applicant proposes to build four new dwellinghouses on the proposal site with one within the access road. The proposal site lies adjacent to Tree Top Cottage (Listed Building) with the access road running alongside the Listed Building. The listing describes Tree Top Cottage as a thatched, timber framed cottage dating from the late 16 or early 17th century, of one storey and attics, mostly rendered with a 19th century brick wall. The cottage is described as of three bays with a further bay possibly for a through passage, with modern dormer, porch and windows. Also described is an adjoining former dairy bay to the north of the east end and a central bay originally open to the roof with an inserted floor of the 18th century or later.
- 7.34 The proposal site also lies opposite 29 West Perry (Listed Building) with the access to the proposal site opposite it. The listing describes it as a 17th century cottage with a timber frame and rendered, of a three unit plan with a thatched roof and ridge stack and being of one storey and attics with three dormer windows and three ground floor windows and a modern rear range.
- 7.35 The 1990 Act gives local planning authorities a general duty to preserve Listed Buildings and to preserve or enhance the character or appearance of Conservation Areas (s.66 and s.72 Planning (Listed Buildings and Conservation Areas) Act 1990).

The National Planning Policy Framework 2023 states that Local planning authorities need to take account of the desirability of sustaining and enhancing the significance of heritage assets (Para 203). The NPPF 2023 also states that great weight should be given to the conservation of a heritage asset (Para 205) and that any harm to or loss of significance should require clear and convincing justification (Para 200). The NPPF 2023 states 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 (Para 206). The NPPF 2023 requires that an applicant should describe the significance of any heritage assets affected, including any contribution made by their setting and that the detail should be sufficient to understand the potential impact of the proposal on their significance (Para 200).

- 7.36 The proposal site lies to the north of 26 West Perry and the Listed Building Tree Top Cottage and is an undeveloped area of grass, trees and vegetation contained within and formed by the rear boundaries of the existing houses which stand on a triangle of roads - West Perry to the south; Lymage Road and Armstrong Close to the north and west; and Whitehall Way to the east. The existing site contributes positively to the setting of Tree Top Cottage as an open green space which allows a degree of separation between this Listed Building and the existing modern housing developments to the north and east, and the modern houses 24 and 26 West Perry. The existing grass, trees and vegetation of the proposal site provide a natural informal backdrop to Tree Top Cottage. As an undeveloped space, the proposal site also contributes to the Listed Building 29 West Perry opposite by providing a buffer between the existing modern housing to north, east and west.
- 7.37 Number 24 and 26 West Perry and the roads and buildings of Lymage Road, Armstrong Close and Whitehall Way are not in existence at the date of the 1940s aerial photographs held at Huntingdonshire DC. Number 26 is a relatively modern house which is first recorded on 1998 aerial photographs held by Huntingdonshire District Council. Number 24 on the west side of Number 26 is recorded from 2003 on aerial photographs and appears to have replaced a range of older buildings. Three of the proposed dwellinghouses are intended to stand within the main grassed area of the proposal site and the fourth is to stand within the access road leading from West Perry. The applicant refers to previous planning approval but this relates to two dwellings, and to outline approval, and the approvals date from 1998, 2001 and 2007 which all pre-date the NPPF.
- 7.38 The proposed three dwellinghouses north of Number 26 are some distance from the Listed Buildings. They are contained within the boundaries of the triangle of roads to the north and

may be seen within the context of the existing modern housing, retaining a distinction between the modern development and the Listed Buildings.

- 7.39 However, the proposed housing adds to the amount of development and brings it closer to the Listed and historic buildings on West Perry, increasing its impact and further encroaching into their settings. In addition, proposed Unit 4 stands within the access road and nearer to Number 26 and Tree Top Cottage and would be seen with the Listed Buildings and have a direct impact on them.
- 7.40 Access from West Perry to the proposal site and Number 26 is obtained via a lowered kerb which allows vehicles to pass over the pavement onto a simple driveway which appears to have an unmade surface. A long, narrow grassed area runs alongside the east side of the driveway, with a boundary hedge and a small number of trees, and with the wooden fence to Number 26 on the west. This driveway, grass, hedge and trees forms the current boundary between Number 26 and Tree Top Cottage and creates a green and natural area of separation which contributes to the setting of the Listed Building. It also maintains an area of open green space opposite the Listed Building Number 29 opposite.
- 7.41 From the west, along West Perry there are long views of the Listed Building Tree Top Cottage although two modern houses are partially visible in the background of the cottage, which are unsympathetic elements within the setting of the Listed Building. From the west, Number 26 stands in the foreground of views of the Tree Top Cottage but is some distance away from it with an open space between them, and an almost unhindered view of the cottage within its immediate setting with the grassed area, boundary hedge and trees between it and Number 26. The Listed Building 29 West Perry (opposite Number 26) is seen with Tree Top Cottage in these views along West Perry. The proposal site therefore contributes to the setting of these two Listed Buildings as the green space which provides a natural background, an absence of modern development, and an area of openness within which these heritage assets can be appreciated.
- 7.42 From further west views of Tree Top Cottage also include the historic buildings which stand adjacent to the Listed Building at 29 (Numbers 25 and 21 West Perry). These two buildings, although not Listed, are recorded in the 1880 OS map and form part of a group of surviving historic buildings of the village together with the Listed Buildings Tree Top Cottage, Number 29, and Manor Farm (to the east).
- 7.43 The proposed development, and in particular Unit 4 located within the access road, is considered to be harmful to the setting of Tree Top Cottage because of its close proximity to it, its intrusion into its setting and its conflict with the character of the Listed Building and with the relationship which this Listed Building

has with the Listed Building at Number 29 and the wider group of nearby historic buildings.

- 7.44 The NPPF states that Local Planning Authorities should look for opportunities for new development within the setting of heritage assets to enhance or better reveal their significance (Para 212) but this proposal within the settings of the two Listed Buildings is not considered to enhance or better reveal their significance.
- 7.45 The NPPF requires that if there is harm, even where that harm is less than substantial, then it must be outweighed by public benefit and that public benefit must be so great that it also outweighs the statutory duty of Huntingdonshire District Council to have special regard to the preservation of the historic and architectural interest of a Listed Building. The applicant has not provided details of such public benefit.
- 7.46 In addition, there was no Heritage Statement submitted, as required by the NPPF and no description of the significance of the heritage assets affected.
- 7.47 The proposed development, and in particular Unit 4, by reason of its close siting would detrimentally intrude upon the setting of the Grade II Listed Buildings known as Tree Top Cottage to the east and No.29 West Perry to the south, conflicting with the character of the Listed Building and with the relationship which this Listed Building has with the Listed Building at Number 29 and the wider group of nearby historic buildings. As a result, the proposal would result in less than substantial harm to the setting of the Grade II Listed Buildings and therefore fails to preserve the setting of historic interest which it possesses. 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. Furthermore, no Heritage Statement has been submitted as part of the application to allow the Local Planning Authority to assess any convincing justification of the proposals impact to a designated heritage asset. The proposal therefore fails to comply with Section 66 of the Planning (Listed Buildings and Conservation Areas) Act 1990, Paragraphs 195-214 of the National Planning Policy Framework 2023 and Policies LP2 and LP34 of Huntingdonshire's Local Plan to 2036. 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**

- 7.48 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

- 7.49 The site is surrounded by residential development, with Plot 1 abutting No.24 West Perry on its northeastern rear side and No.26 West Perry on its southeastern side elevation. Plots 2 and 3 are closest to Nos.10 and 12 Armstrong Close and Nos.10-24 on the western side of Whitehall Way. Plot 4 would be closest to No.30 West Perry (Tree Top Cottage). The occupiers of No.8 Armstrong Close have raised concerns including overlooking, noise and dust.
- 7.50 A site visit was carried out by the case officer during the consultation period of the application. Huntingdonshire District Council's Environmental Health Officer has considered the proposal and have raised no concerns regarding the development, subject to a pre-commencement condition relating to a Construction Environmental Management Plan (CEMP) which would be added to any consent given to the application should the application be approved. The comments from neighbours are noted in relation to noise and dust. A CEMP condition would ensure the residential amenity of neighbouring properties are protected during construction phase especially in regard to noise and dust.
- 7.51 In terms of overlooking, Page 143 of the Huntingdonshire District Design Guide sets out that: 'A general rule of thumb of 21 metre distance between properties ensures privacy for residential use.' The first floor rear elevation of Plot 1 features two Velux windows serving an ensuite and bathroom 1.516 metres from floor level within 21 metres (approximately 8 metres) from the rear private amenity area of 24 West Perry. However, these can be conditioned to be obscure-glazed with hung opening in the event of a approval decision being made on the application. Plots 2 and 3 would not breach the 21m distance (including No.8 Armstrong Close), nor would the 21m guidance be breached from Plot 4. Any overlooking impacts would therefore be acceptable in this instance. Given the separation distances and orientation of the proposed dwellings, any loss of light impacts would not be significant enough to warrant a refusal on overshadowing impacts.
- 7.52 However, there is concern that Plot 1 would provide an oppressive outlook to the existing dwelling at 26 West Perry by virtue of a blank side elevation at first floor approximately 10.4 metres from the rear of the existing dwelling at No.26. While not a policy requirement, an accepted general rule of thumb is that a 12 metre distance should be provided where dwellings are the same number of storeys. In this case, the proposal breaches this distance as both dwellings, being two-storey in nature is less than 12 metres.
- 7.53 Plot 1 would have a blank side elevation at first floor which would be approximately 10.4 metres from the rear elevation of the

existing dwelling at No.26 West Perry. Due to the siting of Plot 1 and the insufficient separation distance, Plot 1 would result in a significant overbearing impact to the rear garden and rear elevation of No 26. The proposal would therefore be contrary to Policy LP14 of the adopted Huntingdonshire Local Plan to 2036.

#### Amenity for future occupiers

- 7.54 Having regard to the amenity of future occupants of the proposed dwellings, all Plots would all be served by private amenity space in the form of private garden areas and bin and cycle stores areas would be located in suitable locations so to not impact unduly upon neighbouring amenity.
- 7.55 The internal floor area (GIA) of the dwellings would measure 131.9 sqm for Plot 1 which is a 3-bedroom, 5 person dwelling, 92.4 sqm for Plots 2 and 3 which would be two bedroom, for person dwellings and 121.3 sqm for Plot 4, which would be a 3-bedroom, 5 person dwelling. Nationally described space standards (NDSS) dictate that for 3 bedroomed, 5 person dwellings a minimum GIA of 93sqm is required while a 2 bedroomed 4 person dwelling a GIA of 79 sqm. The proposal therefore accords with NDSS. Accordance with the NDSS is not a policy requirement within the Huntingdonshire Local Plan to 2036 but provides some context in terms of living space. In this instance, the proposed internal space is considered appropriately functional and acceptable such that future occupiers would experience a good standard of amenity in this regard.

#### **Highway Safety & Parking Provision**

- 7.56 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.
- 7.57 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

- 7.58 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.



- 7.59 Concerns raised by a neighbour regarding the potential for 12 car movements on a road with a sharp bend are acknowledged.
- 7.60 It is also noted that planning reference 23/01536/HHFUL, permitted in October 2023 the construction of a dropped kerb to No.26 West Perry (the dwelling fronting the site) and the proposal includes the original access point for No.26 to provide an access road from West Perry. A speed survey has been submitted as part of the application.
- 7.61 Cambridgeshire County Council as the Local Highways Authority have reviewed the proposals and advised that the speed survey submitted indicates speed conducive with the available visibility splays available. The Local Highway Authority raise no objection to the proposal subject to a number of conditions. The proposal would therefore have an acceptable impact on highway safety. As such, the proposal is in accordance to Policy LP17 of Huntingdonshire's Local Plan to 2036.

#### Parking

- 7.62 All Plots would have off-road parking provision and would be able to exit the site in forward gear. Cycle parking is proposed to be within lockable bicycle sheds, noting that the full details of these are within a hard and soft landscaping plan which has not been received by the Local Planning Authority. However, further details of which could be secured by way of condition should permission be granted to ensure the proposal complies with the standards set out within the Huntingdonshire Design Guide and LP17 of the Local Plan to 2036 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**

- 7.63 The site is located in Flood Zone 1 which is appropriate for all forms of development. The National Planning Policy Framework requires Local Planning Authorities to steer development to areas at the lowest probability of flooding. The site is not in a flood risk area and it is less than 1.0 hectares in size. Accordingly, a flood risk assessment is not required for the application.
- 7.64 Given that the site is in Flood Zone 1 with no susceptibility to surface water flooding and comprises less than 1 hectare of land, the sequential and exceptions tests for flooding nor the submission of a flood risk assessment are considered necessary in this instance in accordance with the NPPF and NPPG.
- 7.65 A neighbour has raised concerns that the proposal would cause unacceptable flooding and drainage issues to 6 Manor Farm Court.

- 7.66 The application form states that surface water would be disposed via a sustainable drainage system and that the method for foul water drainage is unknown. Given the low flood risk and relative minor scale of development, officers are satisfied that the proposal is acceptable in flood and drainage terms and 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. The proposal is therefore considered acceptable with regard to Policies LP5, LP6 and LP15 of the Huntingdonshire Local Plan to 2036 and the NPPF 2021 in this regard.

## **Biodiversity**

- 7.67 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.
- 7.68 The application is accompanied by a Preliminary Ecological Appraisal (PEA) by Skilled Ecology Consultancy dated September 2023. The PEA notes that habitats present were common and widespread and unlikely to support protected, priority or rare species. The survey failed to find signs or evidence of such species. The house exterior was negligible in suitability or potential for roosting bats, no access for bats was noted. No mature trees suitable for roosting bats were present on the site. The risk of presence and significant harm or impact to protected, priority or rare species was considered negligible. Further ecological surveys or mitigation were considered unnecessary. The PEA also proposes certain biodiversity enhancements and mitigation measures within Chapter 5 (pages 14 – 16).
- 7.69 Officers are satisfied that impacts on biodiversity and geodiversity have been investigated. Further details of the proposed mitigation and enhancement measures along with a landscaping scheme could be secured by a condition attached to any decision notice to ensure no net loss in biodiversity and to secure a net gain.
- 7.70 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**

- 7.71 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 The proposals include the loss of 9 trees, 1 small group of trees, 2 informal hedges and 1 shrub, including 6 category C, one category B (Silver Birch) and two category U trees (Lawson Cypress and Sycamore) from the site as well as hedge group H3 adjacent to the eastern site boundary with Tree Top Cottage and Nos. 20, 22 Whitehall Way.

- 7.72 An Arboricultural Impact Assessment (AIA) by Skilled Ecology Consultancy Ltd, dated September 2023 has been submitted in support of the application which has been reviewed by the Arboricultural Officer, who raises no objection subject to a condition to ensure tree protection is undertaken in accordance with submitted plans.
- 7.73 Therefore, subject to the imposition of compliance conditions to ensure the proposal is carried out in accordance with the submitted arboricultural details, the proposal is considered to be in accordance with Policy LP31 of the Huntingdonshire Local Plan to 2036.

### **Accessible and Adaptable Homes**

- 7.74 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.
- 7.75 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**

- 7.76 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

- 7.77 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)

7.78 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 Matter**

#### Archaeology

7.79 Policy LP34 of the Local Plan states that great weight and importance should be given to the conservation of heritage assets. The Historic Environment Team at Cambridgeshire County Council have been consulted and their records indicate that the proposed development is situated in an area of archaeological potential lying within the historic core of West Perry, with a number of grade II listed buildings to the south (National Heritage List Entry references 1214660, 1288434 and 1214731).

7.80 Evidence for earlier settlement is known to the south of the development area, where medieval features are known to survive as earthworks. These include a hollow way, moat, ditches and earthwork banks (Cambridgeshire Historic Environment Record reference. 11366), as well as a rectangular earthwork enclosure set within Perry Woods (CHER ref. MCB29309). A further moated sites is known at Manor Farm to the Southeast where the moated enclosure was overlain by the remains of a 16th century house (CHER ref. 00478). Evidence suggests that the area to the adjacent north of the development was utilised for ridge and furrow cultivation in this period, known from cropmarks prior to later development in the area (CHER refs. MCB18710 and 116020). Although little archaeological investigation has yet to be undertaken in the area, evidence from cropmarks and find spots indicate earlier activity in the vicinity. The postulated route of a Roman road between Dorchester-on-Thames to Alconbury is known to the east of the development area. Finds reported from the area include Roman metalwork such as coins, weights, brooches and horse fittings (CHER ref. 11756), a Anglo-Saxon buckle (CHER ref. 11756A) and a medieval coin (CHER ref. 11756B).

7.81 Whilst the Historic Environment Team have raised no objection to the proposed development, it is recommended that the site should be subject to a programme of archaeological investigation secured

through the inclusion of a pre- commencement condition. Subject to this, the proposal would comply with Policy LP34 of the Local Plan.

## **Conclusion**

- 7.82 Planning law requires that applications for planning permission be determined in accordance with the development plan, unless material considerations indicate otherwise.
- 7.83 The proposed design of the dwellings is unacceptable.
- 7.84 The proposed development, and in particular Plot 4 by reason of its close siting would detrimentally intrude upon the setting of the Grade II Listed Buildings known as Tree Top Cottage to the east and No.29 West Perry to the south and therefore result in less than substantial harm. The proposal is not considered to generate sufficient public benefits to outweigh the identified harm.
- 7.85 The proposal would fail to protect the residential amenity of neighbouring property No.26 West Perry.
- 7.86 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.
- 7.87 The development plan is considered to be up-to-date and carries substantial weight. Paragraph 12 of the NPPF 2023 advises that where a planning application conflicts with an up-to-date development plan, permission should not usually be granted.
- 7.88 Looking at the benefits of the proposal, the Council can demonstrate a five-year housing land supply and therefore the provision of 4 additional dwellings is given only moderate weight. There would also be only limited, short-term economic benefits arising from the construction of the development. Carefully weighing up all of the material considerations considered within this report, it is concluded that the conflict with the development plan policies are not outweighed by the benefits of the development.
- 7.89 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. By virtue of poor design and the proposed two storey height, the proposed development would not contribute positively to the character and identity of the area and would not successfully

integrate with adjoining buildings, the routes and spaces between buildings, topography and landscape, contrary to Policies LP11 and LP12 parts a and b of the Huntingdonshire Local Plan to 2036, the placemaking principles set out in Chapter 3 of the HDC Design Guide SPD 2017 and paragraph 130 parts a - d of the NPPF 2023. 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, and in particular Unit 4, by reason of its close siting would detrimentally intrude upon the setting of the Grade II Listed Buildings known as Tree Top Cottage to the east and No.29 West Perry to the south, conflicting with the character of the Listed Building and with the relationship which this Listed Building has with the Listed Building at Number 29 and the wider group of nearby historic buildings. As a result, the proposal would result in less than substantial harm to the setting of the Grade II Listed Buildings and therefore fails to preserve the setting of historic interest which it possesses. 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. Furthermore, no Heritage Statement has been submitted as part of the application to allow the Local Planning Authority to assess any convincing justification of the proposals impact to a designated heritage asset. The proposal therefore fails to comply with Section 66 of the Planning (Listed Buildings and Conservation Areas) Act 1990, Paragraphs 195-214 of the National Planning Policy Framework 2023 and Policies LP2 and LP34 of Huntingdonshire's Local Plan to 2036. 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.
3. Plot 1 would have a blank side elevation at first floor which would be approximately 10.4 metres from the rear elevation of the existing dwelling at No.26 West Perry. Due to the siting of Plot 1 and the insufficient separation distance, Plot 1 would result in a significant overbearing impact to the rear garden and rear elevation of No 26. The proposal would therefore be contrary to Policy LP14 of the adopted Huntingdonshire Local Plan to 2036.
4. 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 **Marie Roseaman Senior Development Management Officer** – [marie.roseaman@huntingdonshire.gov.uk](mailto: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 PE 29 3TN

Application Number: 23/01981/FUL Case Officer Marie Roseaman

**Proposal: Construction of 4 No Dwellinghouses and Alterations to Existing Vehicular Access**

**Location: Land Adjacent 26 West Perry Perry**

**Observations of Perry Town/Parish Council.**

Please ✓ box as appropriate

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

DISCUSSED WITH APPLICANT + PUBLIC AT PARISH COUNCIL MEETING  
#8/11/23 [ref. 23/96]. APPROVAL FROM ALL.

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

No observations either in favour or against the proposal

Eugene Smith Clerk to Perry Town/Parish Council. (For GDPR purposes please do not sign)

Date :

12/11/23

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



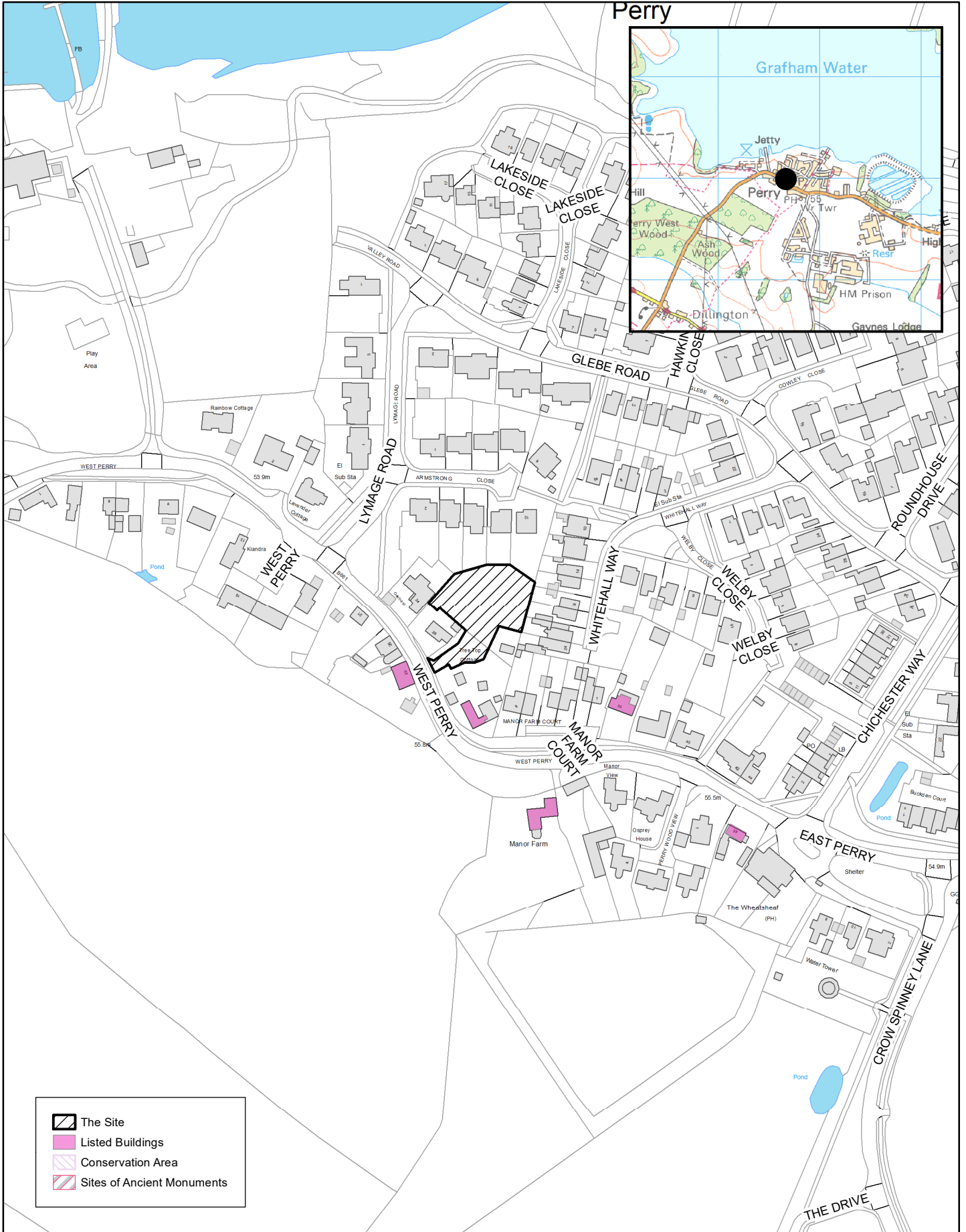
Scale = 1:2,500

Application Ref:23/01981/FUL

Date Created: 04/03/2024

Location: Perry

© Crown copyright and database rights 2024  
Ordnance Survey HDC 100022322





Ordnance Survey (c) Crown Copyright 2022. All rights reserved. Licence number 100022432

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

PROJECT  
**26 West Perry, Cambs. PE28 0XB**

DWG. No.  
**22-13-200**



VEHICLE TRACKING- FIRE SERVICE VEHICLE



VEHICLE TRACKING- REFUSE VEHICLE

REV	DATE	BY	REVISION NOTES

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

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

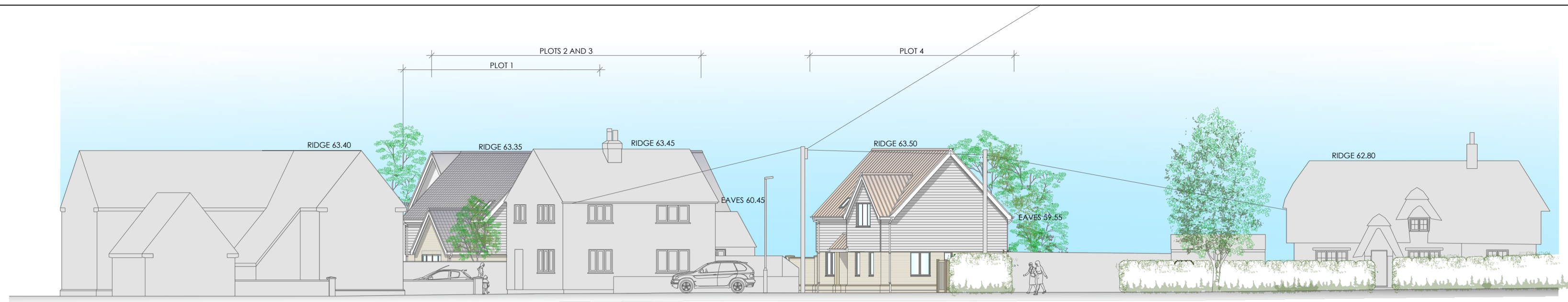
**PARTNERS**  
in PLANNING  
and ARCHITECTURE

PROJECT  
Proposed residential development on  
land to rear of No.26 West Perry  
Huntingdon  
Cambridgeshire, PE28 0BX

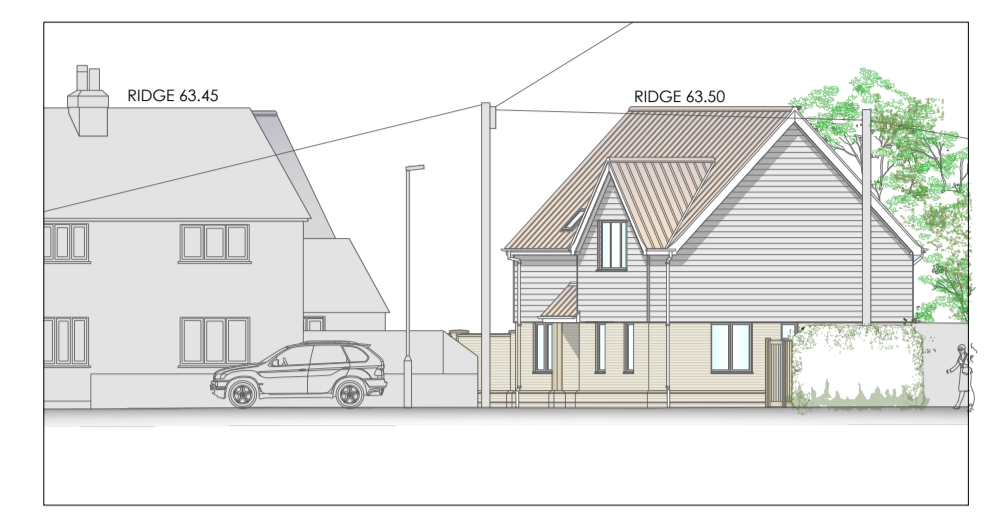
CLIENT  
Mr J Duberly

DRAWING TITLE  
Proposed Vehicle Tracking Plan

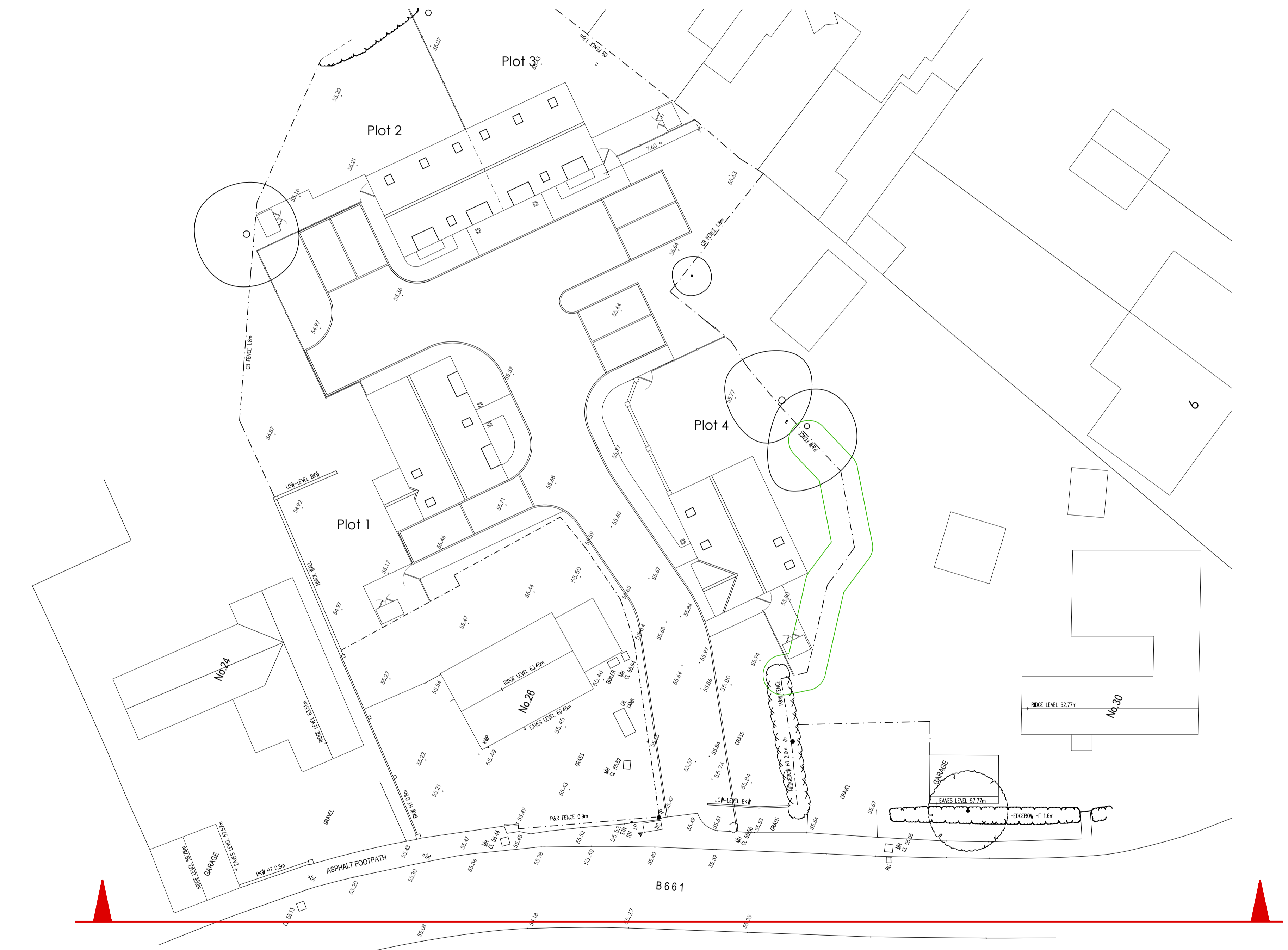
DRAWN BY NFM	SCALE 1:200 @ A1
DATE 04/10/23	DWG. No. 22-13-206



DATUM 50.00  
STREET SCENE



ENTRANCE INTO SITE - PROPOSED AND GOOGLE EARTH VIEW



BLOCK PLAN

REV	DATE	BY	REVISION NOTES

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

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

**PARTNERS**  
in PLANNING  
and ARCHITECTURE

PROJECT  
Proposed residential development on  
land 190 rear of No.26 West Perry  
Huntingdon  
Cambridgeshire, PE28 0BX

CLIENT  
Mr J Duberly

DRAWING TITLE  
Proposed Street Scene

DRAWN BY NFM	SCALE 1:200 @ A1 2.0 6.0 10.0
DATE 07/07/23	DWG. No. 22-13-205

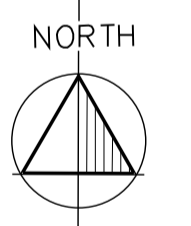


**LEGEND**

- GRASSED AREAS
- PAVING SLABS
- POROUS PAVING BLOCK - BUFF
- POROUS PAVING BLOCK - RED
- TARMAC
- EXISTING TREES TO BE RETAINED WITH TREE ROOT PROTECTION AREAS
- EXISTING TREES TO BE REMOVED
- EXISTING HEDGE TO BE RETAINED
- PROPOSED TREE PLANTING (TO BE AGREED)
- PROPOSED HEDGE PLANTING (TO BE AGREED)
- PROPOSED GROUND COVER SHRUB PLANTING (TO BE AGREED)
- 1.8m HIGH CLOSE BOARDED TIMBER PANEL FENCING WITH GATE
- 1.2x1.8m LOCKABLE BICYCLE SHEDS SEE HARD AND SOFT LANDSCAPING SCHEME FOR DETAILS
- BIN STORAGE AREA
- PRINCIPLE ENTRANCE POSITION
- EXISTING SPOT LEVELS
- PROPOSED LEVELS

**VEHICLE TRACKING**

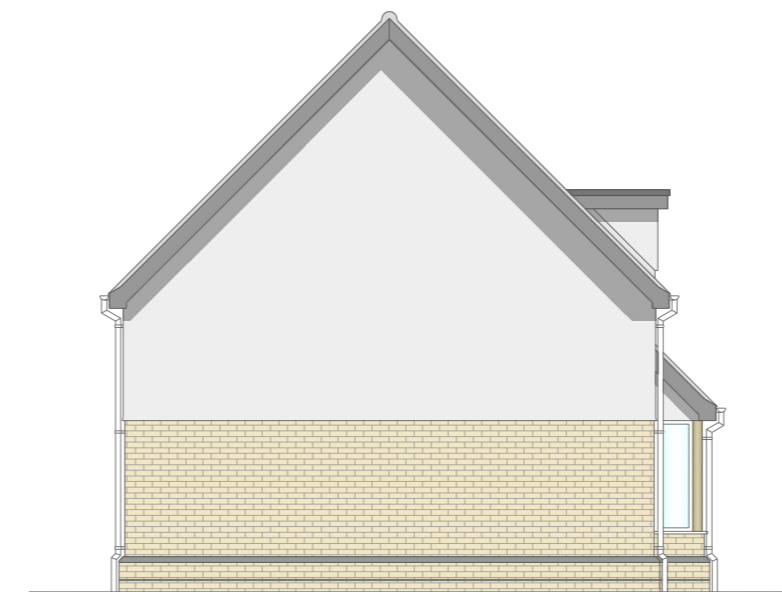
- VEHICLE
- FORWARD WHEEL TRACKING
- REVERSE WHEEL TRACKING
- VEHICLE OVER HANG



REV. DATE BY REVISION NOTES	
Suite 2, Clare Hall, St Ives Business Park, Parsons Green, St Ives, Cams, PE27 4WY	
© COPYRIGHT Tel: 01480 494969 Email: enquiries@planningandarchitecture.co.uk Web: www.planningandarchitecture.co.uk	
PARTNERS in PLANNING and ARCHITECTURE	
PROJECT Proposed residential development on land to rear of No.26 West Perry Huntingdon Cambridgeshire, PE28 0BX	
CLIENT Mr J Duberly	
DRAWING TITLE Proposed Block Plan	
DRAWN BY NFM	SCALE 1:200 @ A1
DATE 04/10/23	DWG. No. 22-13-201
REV.	REV.



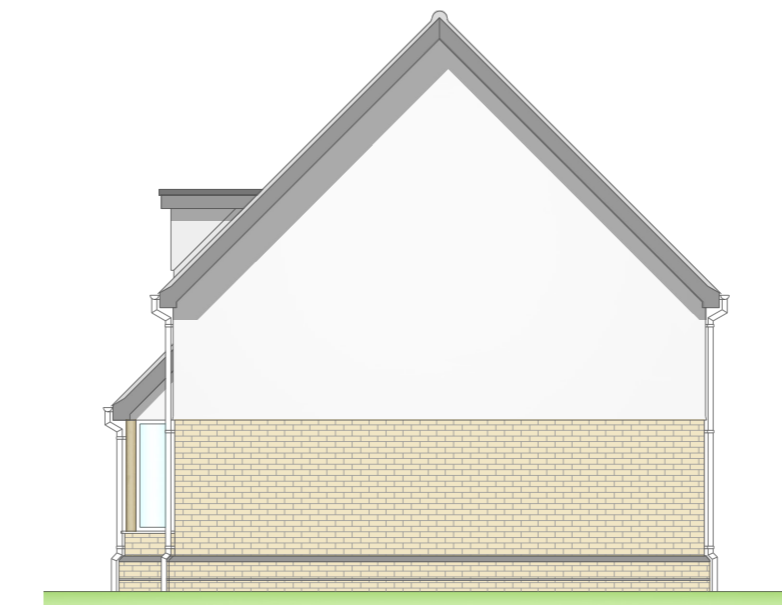
Rear (North East) Elevation



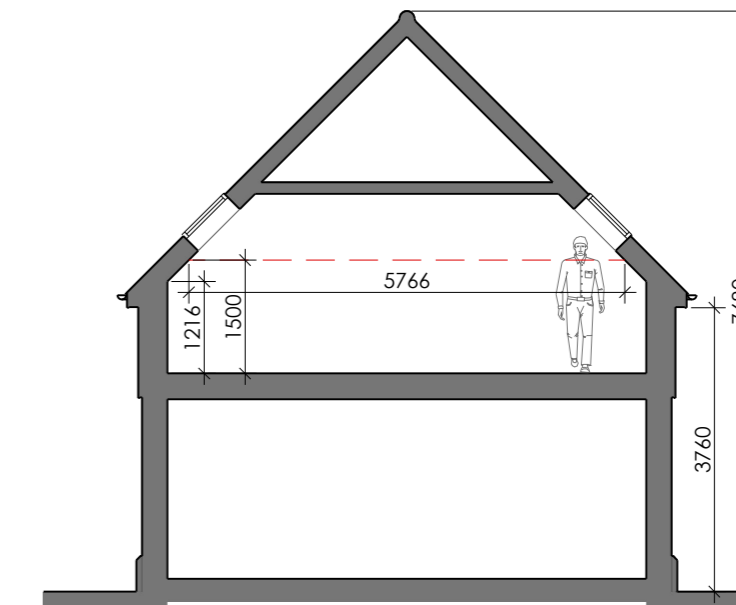
Side (North West) Elevation



Front (South West) Elevation



Side (South East) Elevation



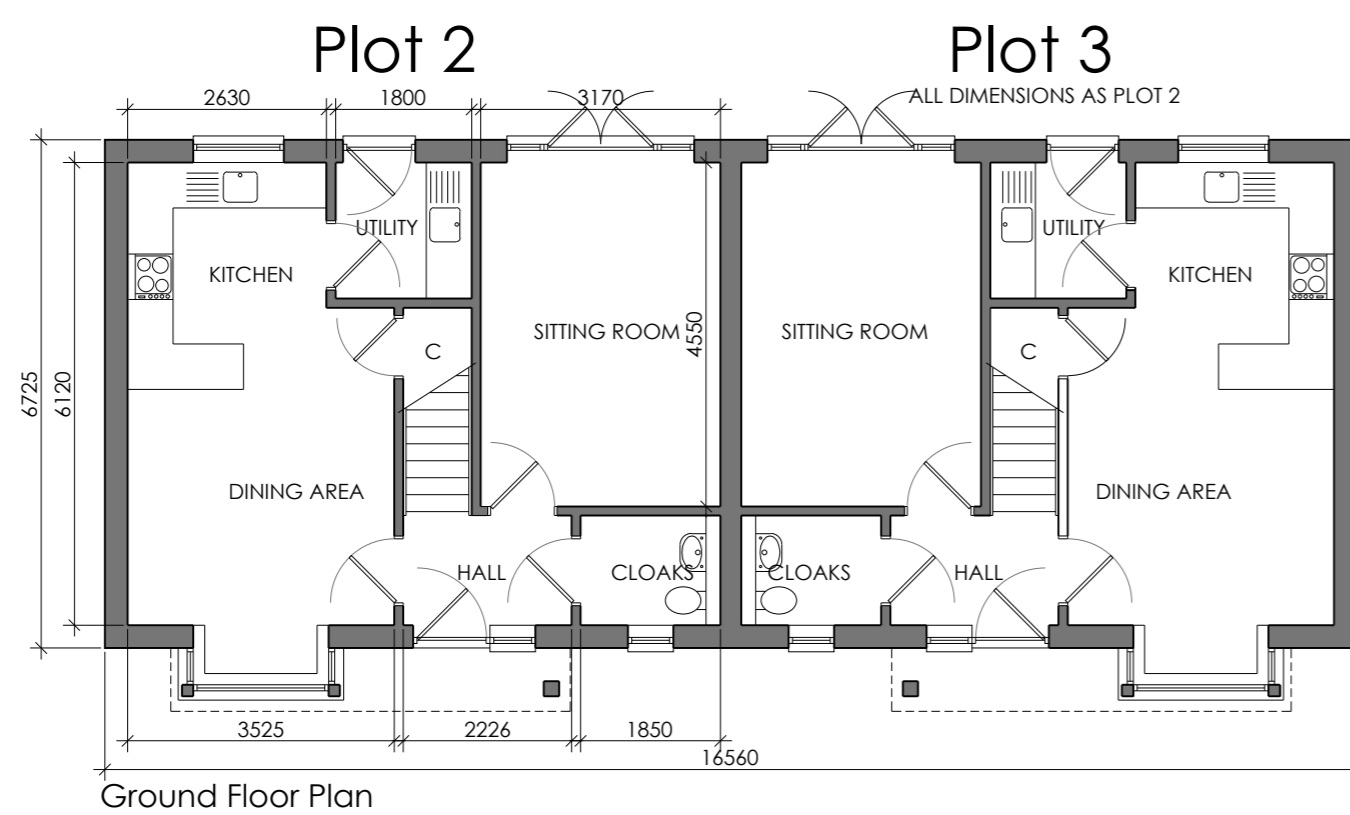
Section

PLOT 3		All figures in square meters									
Number of bedrooms (b)	Number of bed spaces (persons)	2 storey dwelling		Built in storage		Bedroom 1 Double (or twin)		Bedroom 2 Double		Head Height - Min 75% of GIFA @ 2.3m	
		Required	Provided	Required	Provided	Required	Provided	Required	Provided	Required	Provided
2	4	79.00	92.45	2.00	2.99	11.50	13.37	11.50	12.11	69.33	81.60

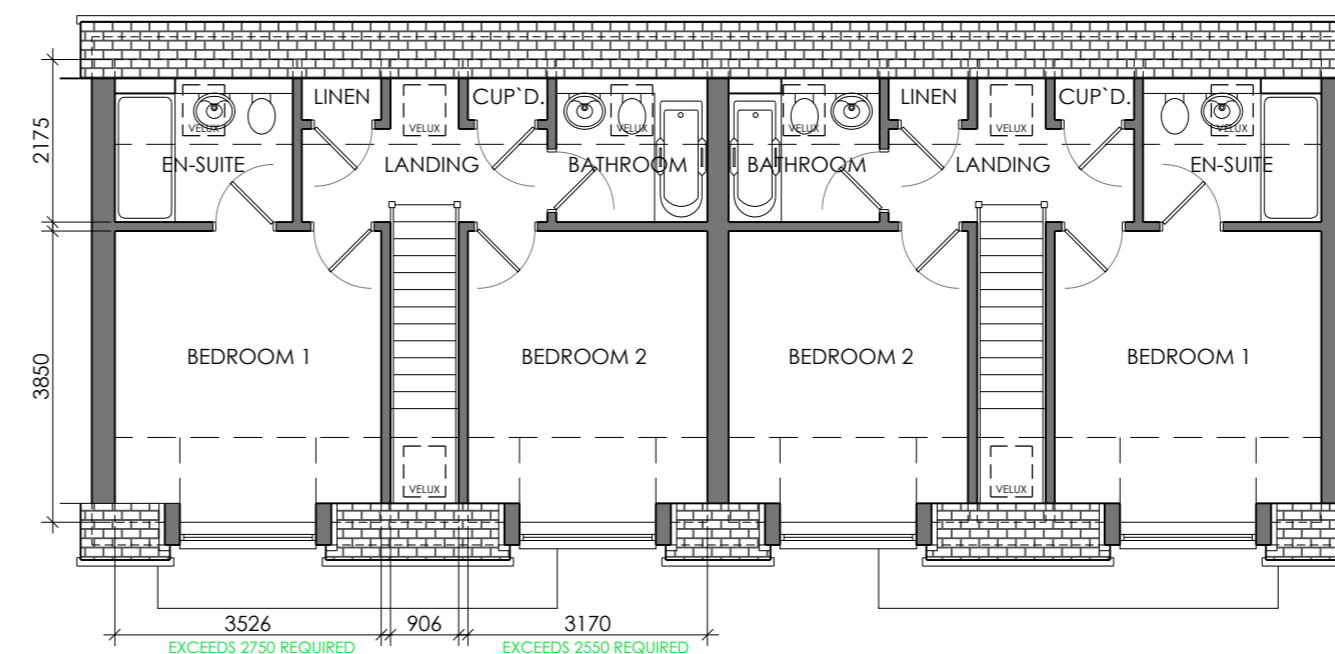
**Technical housing standards - nationally described space standard**

10. The standard requires that:

- a. the dwelling provides at least the gross internal floor area and built-in storage area set out in Table 1 below
- b. a dwelling with two or more bedspaces has at least one double (or twin) bedroom
- c. in order to provide one bedspace, a single bedroom has a floor area of at least 7.5m<sup>2</sup> and is at least 2.15m wide
- d. in order to provide two bedspaces, a double (or twin bedroom) has a floor area of at least 11.5m<sup>2</sup>
- e. one double (or twin bedroom) is at least 2.75m wide and every other double (or twin) bedroom is at least 2.55m wide
- f. any area with a headroom of less than 1.5m is not counted within the Gross Internal Area unless used solely for storage (if the area under the stairs is to be used for storage, assume a general floor area of 1m<sup>2</sup> within the Gross Internal Area)
- g. any other area that is used solely for storage and has a headroom of 900/1500mm (such as under eaves) is counted at 50% of its floor area, and any area lower than 900mm is not counted at all
- h. a built-in wardrobe counts towards the Gross Internal Area and bedroom floor area requirements, but should not reduce the effective width of the room below the minimum widths set out above. The built-in area in excess of 0.72m<sup>2</sup> in a double bedroom and 0.36m<sup>2</sup> in a single bedroom counts towards the built-in storage requirement
- i. the minimum floor to ceiling height is 2.3m for at least 75% of the Gross Internal Area



Ground Floor Plan



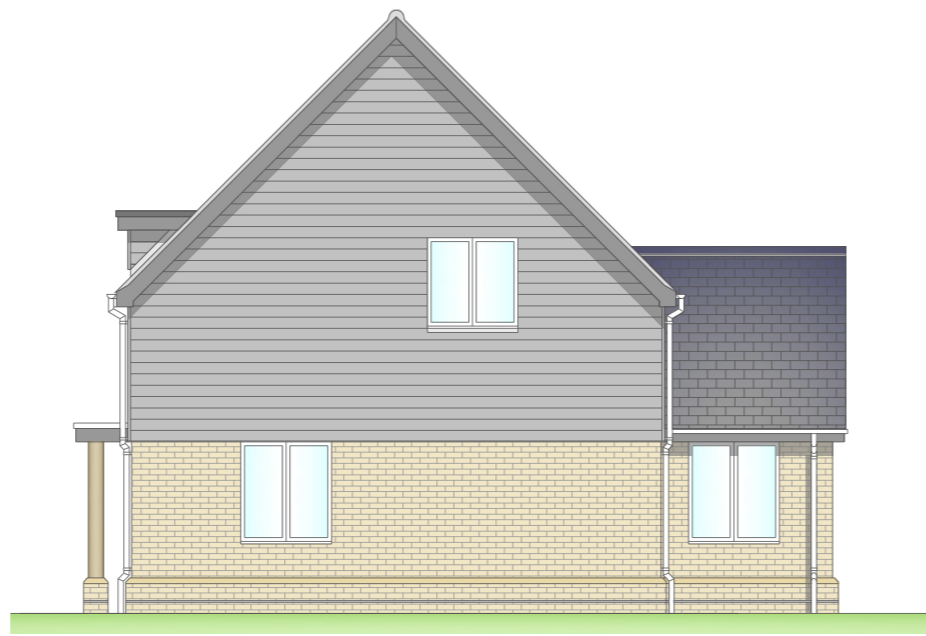
First Floor Plan

**Plots 2 & 3**  
Gross Internal Floor Area = 92.45m.sq. (995 sq.ft.)

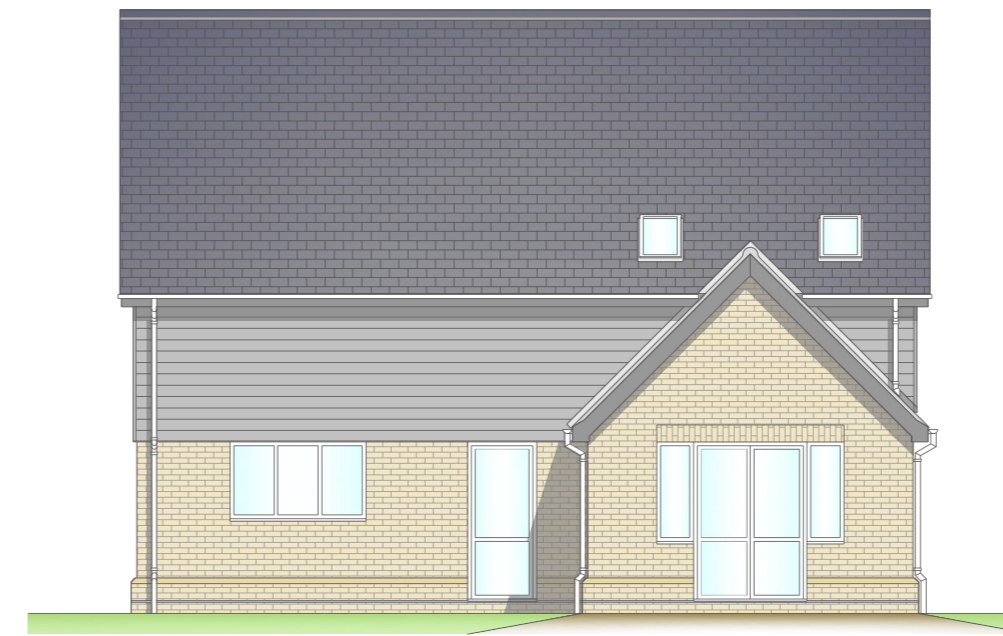
REV	DATE	BY	REVISION NOTES
			Suite 2, Clare Hall, St Ives Business Park, Parsons Green, St Ives, Cambs, PE27 4WY
			© COPYRIGHT Tel: 01480 494969 Email: enquiries@planningandarchitecture.co.uk Web: www.planningandarchitecture.co.uk
			<b>PARTNERS in PLANNING and ARCHITECTURE</b>
PROJECT Proposed Residential Development on land to rear of No.26 West Perry, Huntingdon, Cambridgeshire, PE28 0BX			
CLIENT Mr J Duberly			
DRAWING TITLE Plots 2 and 3 Floor Plans, Elevations and Section			
DRAWN BY NFM		SCALE 1:100 @ A2	
DATE 05/07/23		DWG. No. 22-13-203	
		REV.	



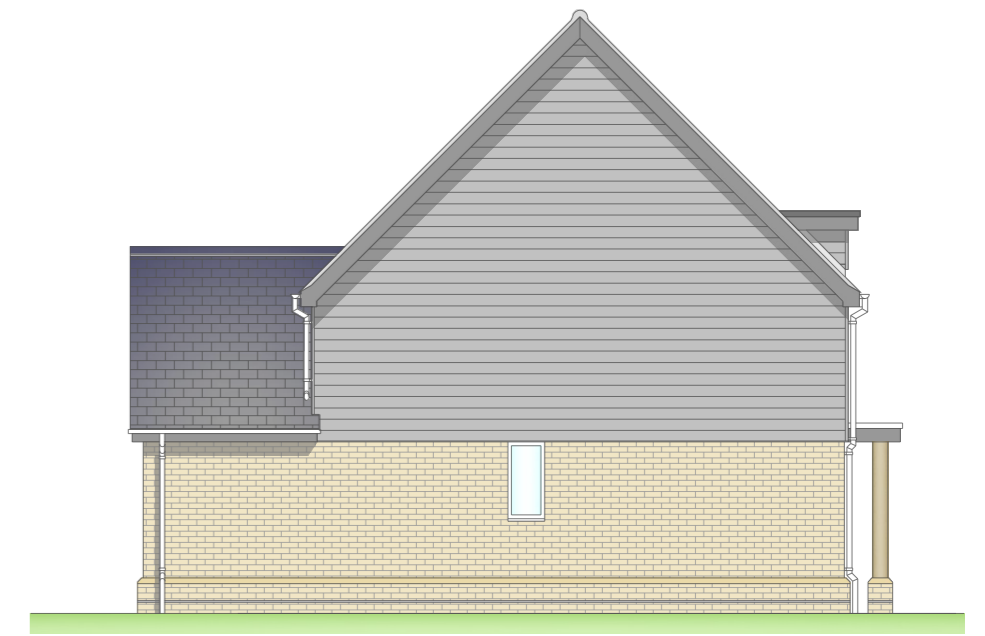
Front (South East) Elevation



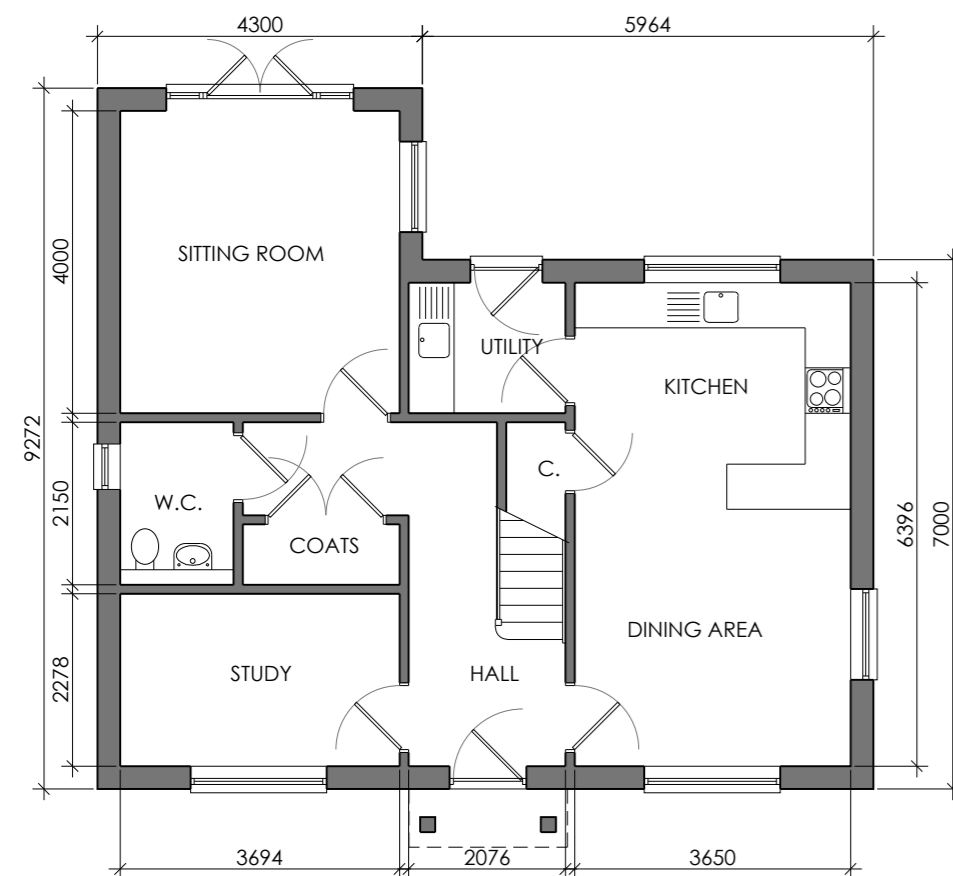
Side (North East) Elevation



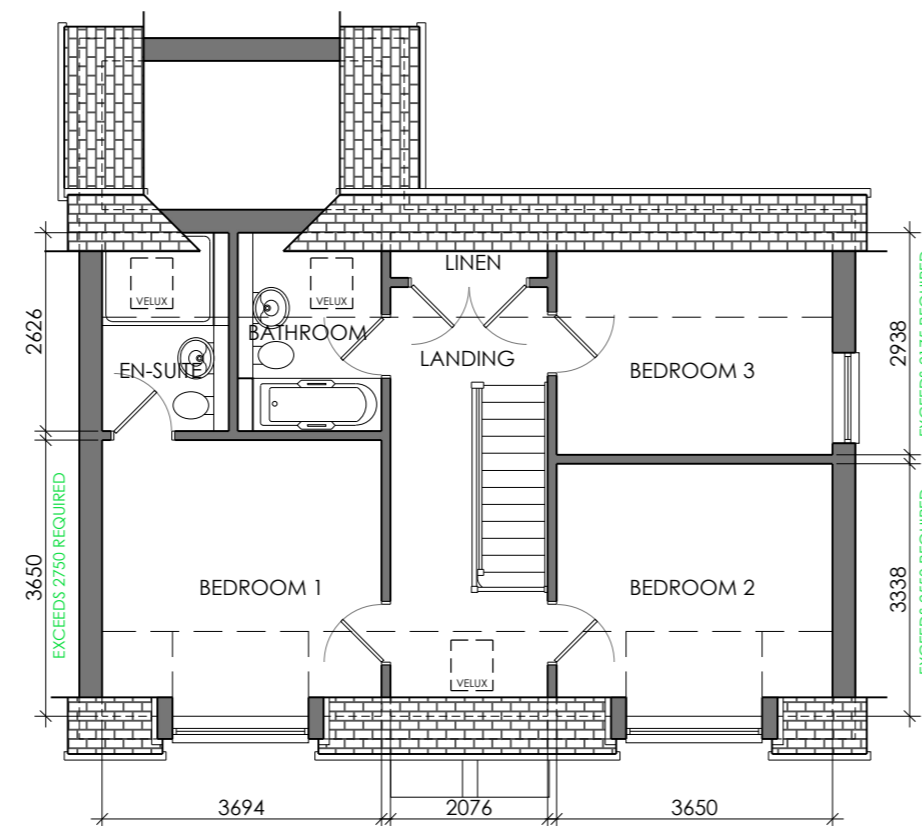
Rear (North West) Elevation



Side (South West) Elevation

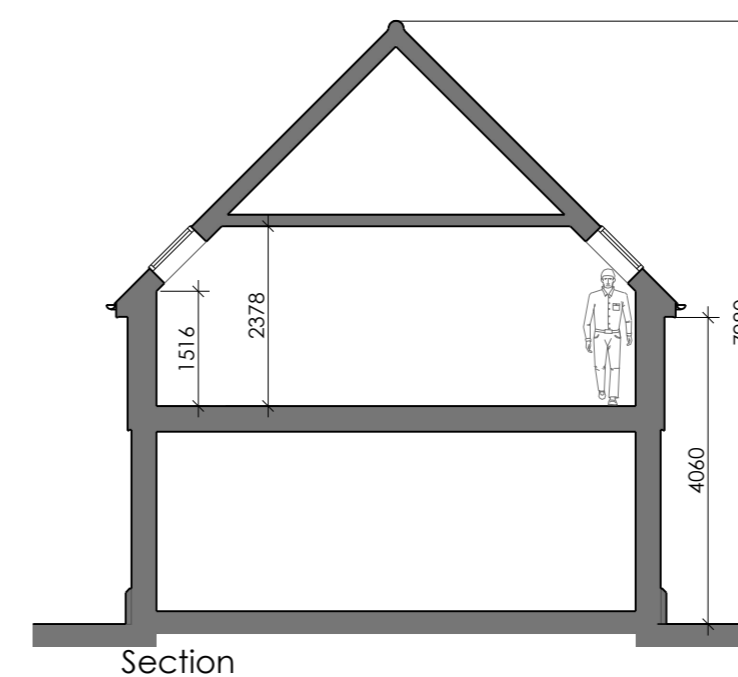


Ground Floor Plan



First Floor Plan

**Plot 1**  
Gross Internal Floor Area = 131.96m.sq. (1420 sq.ft.)



Section

ACCOMMODATION SCHEDULE											
Number of bedrooms (b)	Number of bed spaces (persons)	2 storey dwelling		Built in storage		Bedroom 1 Double (or twin)		Bedroom 2 Double		Bedroom 3 Single	
		Required	Provided	Required	Provided	Required	Provided	Required	Provided	Required	Provided
3	5	93.00	131.96	2.50	2.91	11.50	13.49	11.50	12.18	7.50	10.72

**Technical housing standards - nationally described space standard**

10. The standard requires that:
- the dwelling provides at least the gross internal floor area and built-in storage area set out in Table 1 below
  - a dwelling with two or more bedspaces has at least one double (or twin) bedroom
  - in order to provide one bedspace, a single bedroom has a floor area of at least 7.5m<sup>2</sup> and is at least 2.15m wide
  - in order to provide two bedspaces, a double (or twin bedroom) has a floor area of at least 11.5m<sup>2</sup>
  - one double (or twin bedroom) is at least 2.75m wide and every other double (or twin) bedroom is at least 2.55m wide
  - any area with a headroom of less than 1.5m is not counted within the Gross Internal Area unless used solely for storage (if the area under the stairs is to be used for storage, assume a general floor area of 1m<sup>2</sup> within the Gross Internal Area)
  - any other area that is used solely for storage and has a headroom of 900/1500mm (such as under eaves) is counted at 50% of its floor area, and any area lower than 900mm is not counted at all
  - a built-in wardrobe counts towards the Gross Internal Area and bedroom floor area requirements, but should not reduce the effective width of the room below the minimum widths set out above. The built-in area in excess of 0.72m<sup>2</sup> in a double bedroom and 0.36m<sup>2</sup> in a single bedroom counts towards the built-in storage requirement
  - the minimum floor to ceiling height is 2.3m for at least 75% of the Gross Internal Area

REV	DATE	BY	REVISION NOTES

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

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

**PARTNERS**  
in **PLANNING**  
and **ARCHITECTURE**

PROJECT  
Proposed Residential Development on  
land to rear of No.26 West Perry,  
Huntingdon,  
Cambridgeshire, PE28 0BX

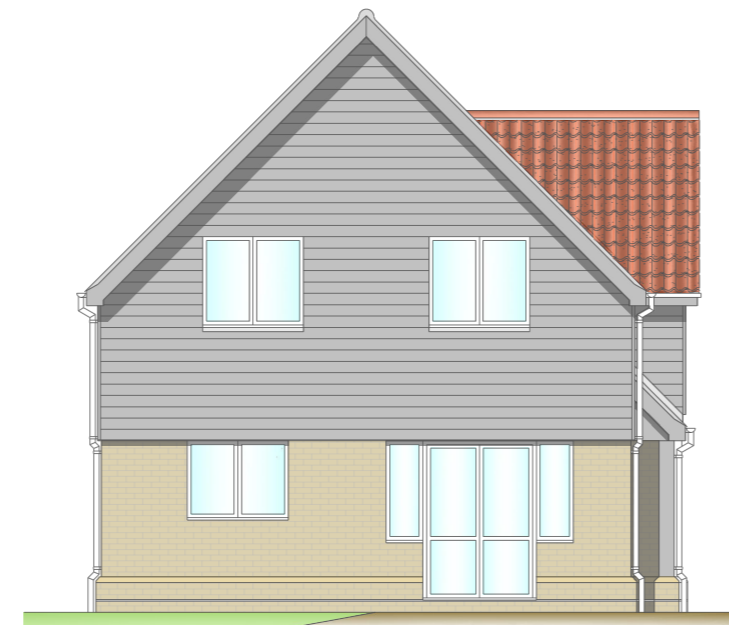
CLIENT  
Mr J Duberly

DRAWING TITLE  
Plot 1  
Floor Plans, Elevations and Section

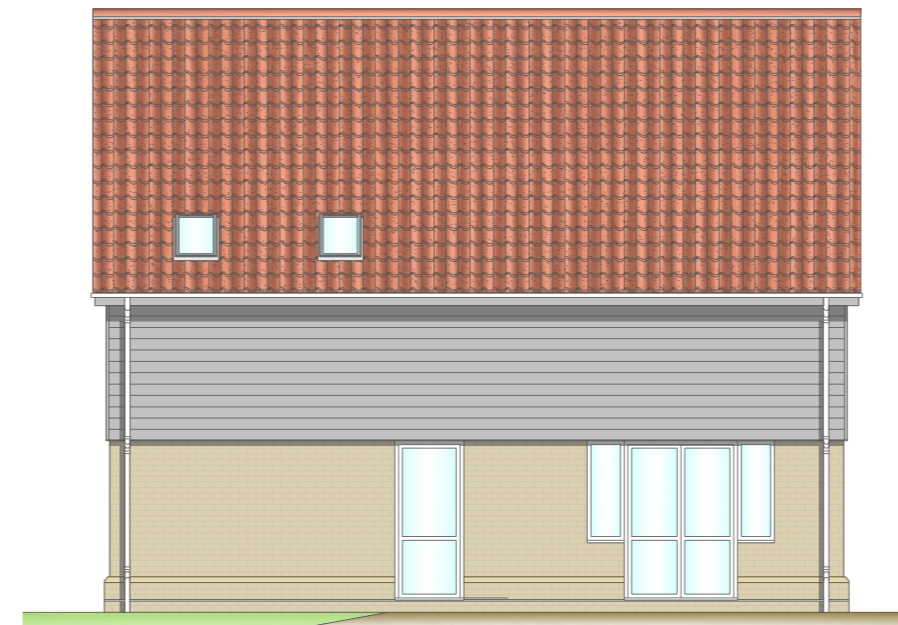
DRAWN BY	SCALE
NFM	1:100 @ A2
	1.0 2.0 3.0 4.0 5.0 6.0
DATE	DWG. No.
05/07/23	22-13-202
	REV.



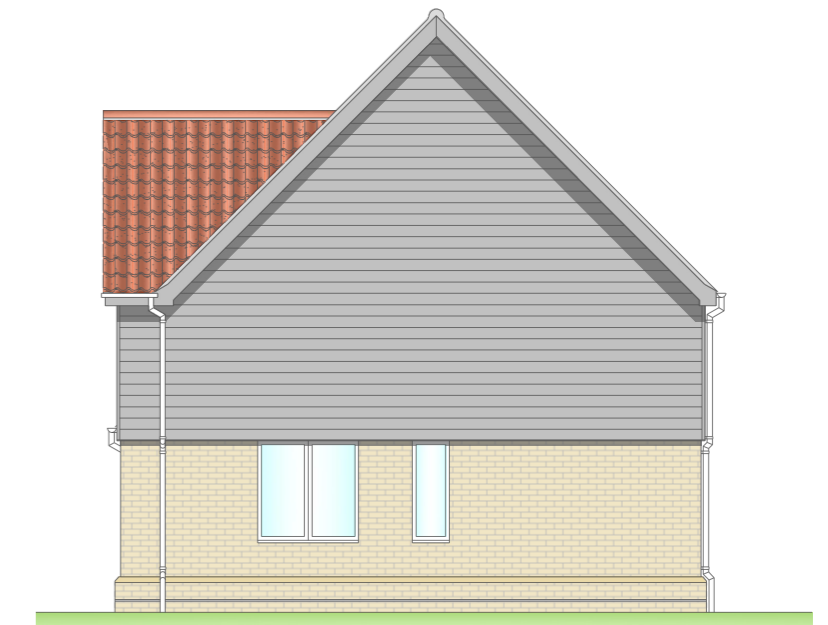
Front (North West) Elevation



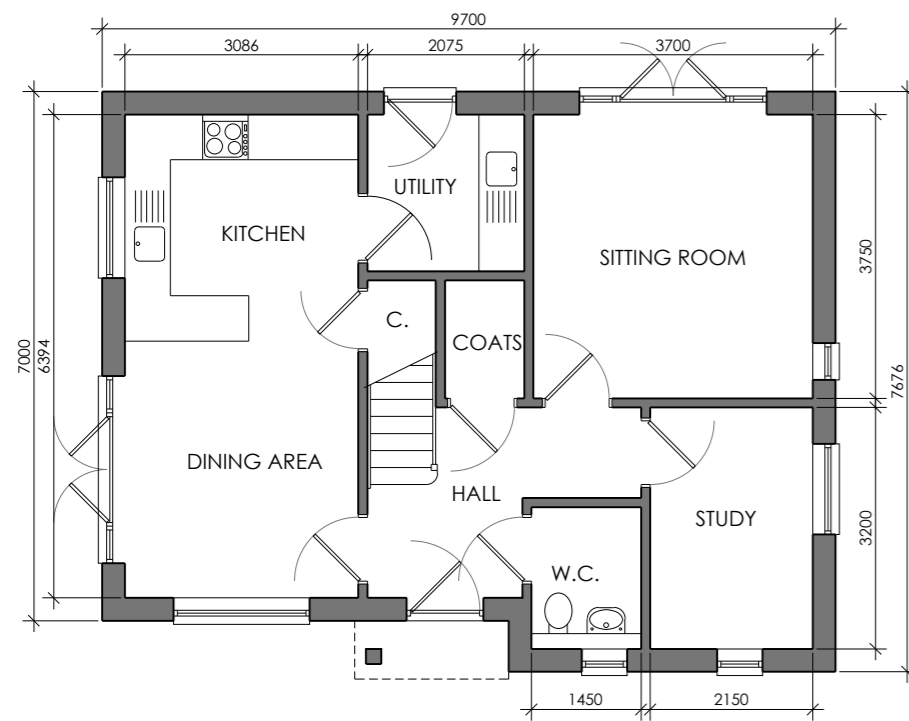
Side (North East) Elevation



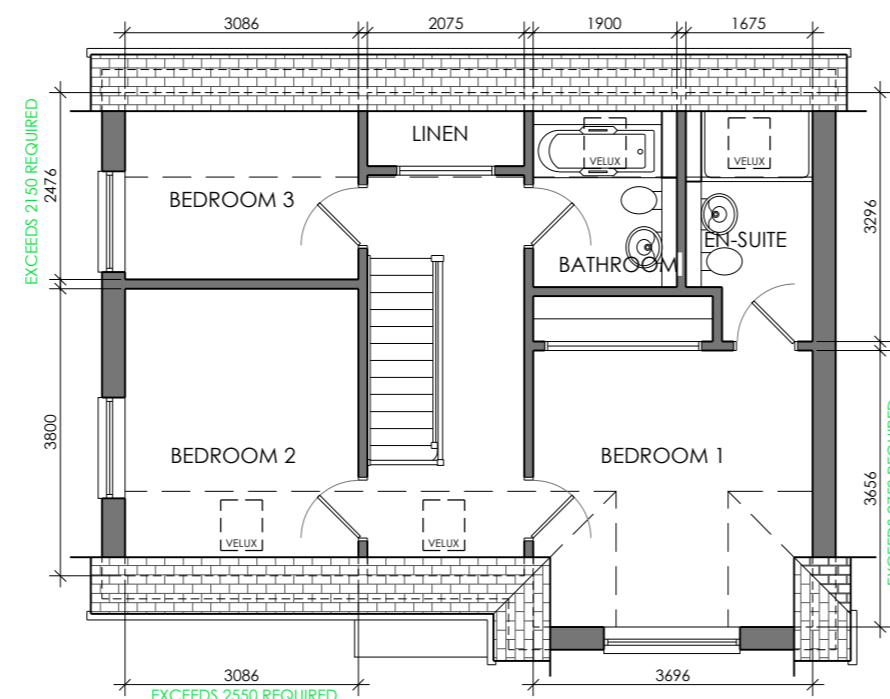
Rear (North West) Elevation



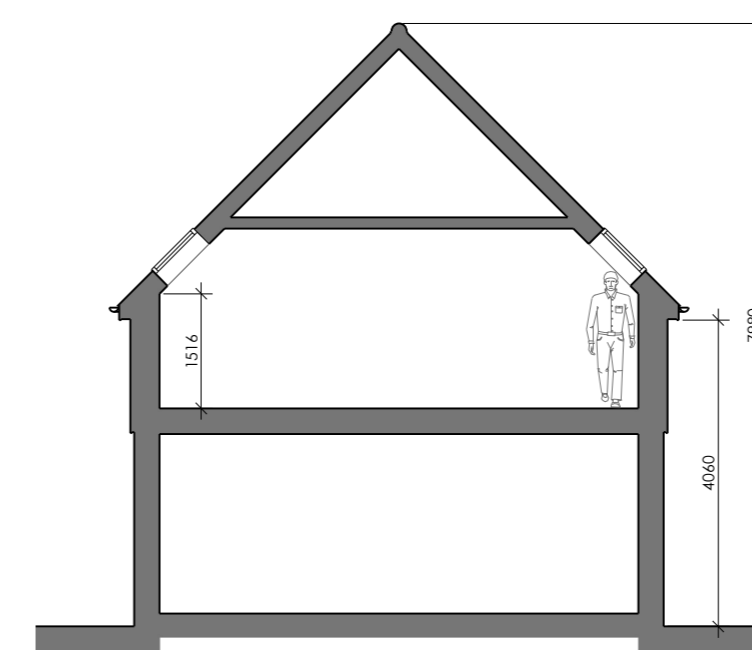
Side (South West) Elevation



Ground Floor Plan



First Floor Plan



Section

**Plot 4**  
Gross Internal Floor Area = 121.36m.sq. (1306 sq.ft.)

ACCOMMODATION SCHEDULE											
All figures in square metres											
Number of bedrooms (b)	Number of bed spaces (persons)	2 storey dwelling		Built in storage		Bedroom 1 Double (or twin)		Bedroom 2 Double		Bedroom 3 Single	
		Required	Provided	Required	Provided	Required	Provided	Required	Provided	Required	Provided
3	5	93.00	121.36	2.50	5.18	11.50	15.22	11.50	11.73	7.50	7.64

**Technical housing standards - nationally described space standard**

10. The standard requires that:
- the dwelling provides at least the gross internal floor area and built-in storage area set out in Table 1 below
  - a dwelling with two or more bedspaces has at least one double (or twin) bedroom
  - in order to provide one bedspace, a single bedroom has a floor area of at least 7.5m<sup>2</sup> and is at least 2.15m wide
  - in order to provide two bedspaces, a double (or twin bedroom) has a floor area of at least 11.5m<sup>2</sup>
  - one double (or twin bedroom) is at least 2.75m wide and every other double (or twin) bedroom is at least 2.55m wide
  - any area with a headroom of less than 1.5m is not counted within the Gross Internal Area unless used solely for storage (if the area under the stairs is to be used for storage, assume a general floor area of 1m<sup>2</sup> within the Gross Internal Area)
  - any other area that is used solely for storage and has a headroom of 900/1500mm (such as under eaves) is counted at 50% of its floor area, and any area lower than 900mm is not counted at all
  - a built-in wardrobe counts towards the Gross Internal Area and bedroom floor area requirements, but should not reduce the effective width of the room below the minimum widths set out above. The built-in area in excess of 0.72m<sup>2</sup> in a double bedroom and 0.36m<sup>2</sup> in a single bedroom counts towards the built-in storage requirement
  - the minimum floor to ceiling height is 2.3m for at least 75% of the Gross Internal Area

REV	DATE	BY	REVISION NOTES
<p>Suite 2, Clare Hall, St Ives Business Park, Parsons Green, St Ives, Cambs, PE27 4WY</p>			
<p>© COPYRIGHT Tel: 01480 494969 Email: enquiries@planningandarchitecture.co.uk Web: www.planningandarchitecture.co.uk</p>			
<p>PROJECT Proposed Residential Development on land to rear of No.26 West Perry, Huntingdon, Cambridgeshire, PE28 0BX</p>			
<p>CLIENT Mr J Duberly</p>			
<p>DRAWING TITLE Plot 4 Floor Plans, Elevations and Section</p>			
<p>DRAWN BY NFM</p>		<p>SCALE 1:100 @ A2 1.0 2.0 3.0 4.0 5.0 6.0</p>	
<p>DATE 05/07/23</p>		<p>DWG. No. 22-13-204 REV.</p>	



PARTNERS  
in PLANNING  
and ARCHITECTURE