

DEVELOPMENT MANAGEMENT COMMITTEE 17th June 2024

Case No: 24/00336/FUL

Proposal: Erection of a bespoke designed wheelchair friendly bungalow and associated ancillary works

Location: 49 St Neots Road Eaton Ford St Neots PE19 7BA

Applicant: Mr D Coutts

Grid Ref: 517389 259789

Date of Registration: 11.03.2024

Parish: St Neots

RECOMMENDATION - REFUSE

This application is referred to the Development Management Committee (DMC) in accordance with the Council's Scheme of Delegation as the officer recommendation of refusal is contrary to St. Neots Town Council's recommendation of approval.

1. DESCRIPTION OF SITE AND APPLICATION

Site and surrounding area

- 1.1 The application site comprises approximately 482 square metres (0.0482 hectares) of land sited on the northern side of St. Neots Road, Eaton Ford. The site is located between two dwellings (Nos. 47a and 49) and extends north-westwards back into the site so its rear boundary meets the rear of Nos. 1 and 2 Davey Mews. The site is predominantly open residential garden land with overgrown loose gravel to the front which provides an informal parking space for No.49. St. Neots Road. The rear of the site is bound by hedging where it meets the boundary shared with Davey Mews, with closed boarded timber fencing on the rear eastern boundary. Dwellings on the frontage of this section of St Neots Road are comprised of two storey terraced dwellings predominantly constructed in yellow brick with their ridge lines parallel to the road.
- 1.2 The site is within St Neots Conservation Area and is approximately 80 metres east from The White House, which is a Grade II listed building.
- 1.3 There is a tree to the rear of the site which is legally protected by virtue of its siting in a Conservation Area.

- 1.4 The site is located predominantly within Flood Zone 2 with a small section to the rear in Flood Zone 1 according to the Huntingdonshire Strategic Flood Risk Assessment 2017 (SFRA). The SFRA mapping for this site aligns with the Environment Agency Flood Maps for Planning. The site is also within an area with a high risk of Surface Water Flooding according to Environment Agency Flood Maps for Planning.

Proposal

- 1.5 The application seeks planning permission for the erection of a two-bedroomed bespoke designed wheelchair friendly bungalow and associated ancillary works. As reference is made to the proposal being for new accommodation for a wheelchair user Officers have had regards to this and this is addressed below in Section 7 of this report.
- 1.6 The submitted plans show the proposed dwelling to be set back approximately 35 metres into the site from St Neots Road. The proposed dwelling would be single storey, arranged in a two-wing shape with 'cat-slide' pitched roofs angled inwards with a chimney and two rooflights on the north-western wing. Two off-road parking spaces are shown on the plans close to the south-eastern boundary leading from a drive and turning area from St Neots Road. Bin and cycle storage is shown to the western side of the dwelling. Rear amenity space is provided on the western, eastern and northern sides. Materials include a mixture of slate, vertical timber external cladding and exposed blue engineering brickwork bases on the exterior walls, slate roofing, polyester powder coated aluminium grey windows and doors with external timber linings, exposed blue engineering brickwork chimney stack with feature top and new timber fencing to the perimeter of the site.

Background

- 1.7 It should be noted by members that a similar scheme for one dwelling on this site was refused at November 2023 Planning Committee. The report and decision for this application can be found under HDC Planning reference 23/00745/FUL. In sum the reasons for refusal related to:
1. Failure to satisfy the sequential test for flooding. The site is principally in Flood Zone 2 where the NPPF encourages development away from flood risk zones. The site was therefore deemed unacceptable in principle.
 2. The proposal would cause heritage harm as it is located in a conservation area and would infill a historic landscape and would be an obvious contrast to historic back of pavement development and would result in loss of views through the

site and closing off the historic right of way between the terraces.

3. The proposed design would represent a cramped form of development, would be out of character with its surrounds and would cause unacceptable overbearing to neighbours.
 4. Harm to a legally protected tree by virtue of its siting within St. Neots Conservation Area. It was not demonstrated to the satisfaction of the Local Planning Authority that the proposal would not cause harm to trees of value, or that the development would not result in future pressure to fell trees, if not part of the development, in the future by the occupiers of the development due to shading or fear of damage.
 5. Omission of a Unilateral undertaking for the provision of wheeled bins for the proposed dwelling.
- 1.8 Officers consider that in this current application, only reasons for refusal 4 and 5 have been sufficiently addressed and that the proposal remains unacceptable in terms of flood risk, design, neighbour amenity and heritage harm as outlined in the proceeding sections of this report.

2. NATIONAL GUIDANCE

- 2.1 The National Planning Policy Framework (December 2023) (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 Planning Practice Guidance and the National Design Guide 2021 are also relevant and material considerations.

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

3. PLANNING POLICIES

- 3.1 Huntingdonshire’s Local Plan to 2036 (Adopted 15th May 2019)
- LP1: Amount of Development
 - LP2: Strategy for Development
 - LP4: Contributing to Infrastructure Delivery

- LP5: Flood Risk
- LP6: Waste Water Management
- LP7: Spatial Planning Areas
- LP11: Design Context
- LP12: Design Implementation
- LP14: Amenity
- LP15: Surface Water
- LP16: Sustainable Travel
- LP17: Parking Provision and Vehicle Movement
- LP25: Housing Mix
- LP30: Biodiversity and Geodiversity
- LP34: Heritage Assets and their Settings

3.2 St Neots Neighbourhood Plan 2014-2029

- Policy A3 (Design)
- Policy PT1 (Parking and Traffic)
- Policy PT2 (Parking and Traffic)
- Policy P4 (Sustainable Drainage)

3.3 Supplementary Planning Documents / Guidance:

- Cambridgeshire Flood and Water SPD 2017
- Huntingdonshire Design Guide Supplementary Planning Document (2017)
- Developer Contributions SPD (2011)
- Huntingdonshire Landscape and Townscape Assessment (2022)
- Annual Monitoring Report
- St Neots Conservation Area Character Assessment October 2006

3.4 Planning (Listed Buildings and Conservation Areas Act) Act 1990

Section 66 – General duty as respects listed buildings in exercise of planning functions.

- (5) In considering whether to grant planning permission or permission in principle for development which affects a listed building or its setting, the local planning authority or, as the case may be, the Secretary of State 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.

Section 72 – General duty as respects conservation areas in exercise of planning functions.

- (5) In the exercise, with respect to any buildings or other land in a conservation area, of any functions under or by virtue of any of the provisions mentioned in subsection (2), special attention shall be paid to the desirability of preserving or enhancing the character or appearance of that area.

3.5 Section 149 of the Equality Act 2010.

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

4. PLANNING HISTORY

4.1 18/00165/TRCA for Walnut - fell as has rot in several places, approved 22.03.2018.

4.2 18/70147/PENQ for Construct a detached single storey dwelling, REPLY dated 19.07.2018.

4.3 23/00745/FUL - Erection of a bespoke designed wheelchair friendly bungalow and associated ancillary works – refused at May Development Management Committee 22.11.2023.

5. CONSULTATIONS

5.1 **St. Neots Town Council** - No objections. Full comments:

“We would consider that the proposal assimilates itself with the existing part of the town. Efficient use of the site.”

5.2 **HDC Conservation Officer** – Objection. Summary comments:

“The proposal would result in harm to the character and appearance of the conservation area and is therefore not in accordance with Section 72 of the Planning (LBCA) Act 1990, and with policy LP 34 of the adopted Huntingdonshire Local Plan. The proposal is not in accordance with the contents of paras 195 - 214 of the NPPF. less than substantial harm to the significance of the conservation area can only be outweighed if there are sufficient public benefits to do so.”

5.3: **HDC Urban Design Officer** – Objection. Summary Comments:

“Recommendation – Refuse, the proposed large footprint and siting of the dwelling creates a cramped form of development which is likely to give rise to overbearing impacts to the rear gardens of Nos. 1 and 2 Davey Mews and Nos 49 St Neots Road.”

5.4 **Cambridgeshire County Highways** – No objection. Full Comments:

“Following a careful review of the documents provided to the Highway Authority as part of the above planning application, it was noted that the existing access is to be utilised for the proposed dwelling.

Therefore, no significant adverse effect upon the Public Highway

should result from this proposal should it gain benefit of Planning Permission.”

5.5 **Environmental Health Services** - No objection.

5.6 **HDC Trees Officer** – No objection, subject to a condition securing the tree protection measures and replacement planting within Argenta Tree Surveys, Tree Protection Plan dated 10/01/2024 received by the Local Planning Authority on 4 March 2024. The measures shall be implemented prior to the commencement of any development, demolition, clearance or other preparatory operations including excavations and shall be retained intact for the duration of the construction works.

5.7 **HDC Waste** – No response.

5.8 **Environment Agency**– No response.

5.9 **Lead Local Flood Authority** – No response.

6. REPRESENTATIONS

6.1 One neighbour representation was received over the course of the application from the occupants of No 49 St Neots Road, neither objecting to nor supporting the planning application. A summary of issues raised are provided below. Full comments can be viewed on the council’s website:

- Detailed dimensions on plans would improve the submission.
- Concern that the colour of the proposed chimney could become an eyesore.
- The application addresses a number of concerns raised on the previous application (23/00745/FUL), namely the lowered roof and the access to the right of way.

7. ASSESSMENT

7.1 The main issues to consider in assessing this application are whether there is any conflict with Development Plan policies. If there is any conflict, whether the application can be considered to be in accordance with the Development Plan when taken as a whole. If the application is not in accordance with the Development Plan, whether there are any material considerations, including the NPPF (2023), which indicate that planning permission should be granted. With this in mind, the report addresses the principal, important and controversial issues which are in this case:

- The Principle of Development
- Flood Risk
- Accessibility

- Design, Visual Amenity, Impact on the Character and Appearance of the Area and Designated Heritage Assets
- Residential Amenity
- Highway Safety, Access, and Parking Provision
- Biodiversity
- Accessible and Adaptable Homes
- Water Efficiency
- Developer Contributions
- Other Matters

The Principle of Development including Flood Risk

Principle of Development

- 7.2 The site is located within the built-up area of Eaton Ford which is identified as a Spatial Planning Area by Policy LP7 of the Huntingdonshire Local Plan to 2036 (the Local Plan). Policy LP7 of the Local Plan states that a proposal for housing development (class 'C3') will be supported where it is appropriately located within a built-up area of an identified Spatial Planning Area settlement. Therefore, in this instance it is considered that residential development of this site could be acceptable in principle, subject to any other primary considerations in this case which are flood risk and accessibility which are covered in the below sections.

Flood Risk

- 7.3 As set out within the introductory section of this report, the application site is in Flood Zone 2 (medium probability of flooding) and so is at a higher risk of flooding. It is noted that an adjoining neighbour has raised concerns regarding the site being in an area of historic flooding.
- 7.4 Paragraph 165 of the NPPF 2023 states that inappropriate development in areas at risk of flooding should be avoided by directing development away from areas at highest risk.
- 7.5 Paragraph 004 of the Flood Risk and Coastal Change Planning Practice Guidance states that in areas of flood risk, planning authorities... apply the Sequential Test and, if needed, the Exception Test, to ensure that flood risk is minimised and appropriately addressed. Where the sequential and the exception tests have been applied as necessary and not met, development should not be allowed.
- 7.6 Paragraph 168 of the NPPF expands upon this and states that the aim of the sequential test is to steer new development to areas with the lowest risk of flooding from any source. Development should not be allocated or permitted if there are reasonably available sites appropriate for the proposed development in areas with a lower risk of flooding. The strategic

flood risk assessment will provide the basis for applying this test. The sequential approach should be used in areas known to be at risk now or in the future from any form of flooding.

- 7.7 The application of the sequential test for planning applications is also addressed at a local level within Policy LP5 of the Local Plan which states:

“A proposal will only be supported where all forms of flood risk, including breaches of flood defences or other defence failures, have been addressed, as detailed in the National Planning Practice Guidance and with reference to the Cambridgeshire Flood and Water Supplementary Planning Document (SPD), such that:

a. the sequential approach and sequential test are applied and passed, having regard to actual and residual flood risk and including consideration of the impact of climate change.”

- 7.8 Policy A3 of the St Neots Neighbourhood Plan (2016) requires that:

All development must be...guided by...the site and its surroundings including considerations of flood risk management.

- 7.9 Apart from a small section of the site near the northern rear boundary, which is located in Flood Zone 1, the proposed development is located in Flood Zone 2 as classified by the Environment Agency Flood Map for Planning and the Huntingdonshire Strategic Flood Risk Assessment 2017.

- 7.10 Section 13 of the submitted planning statement (Flood Risk Assessment) states that “we dispute the fact the property will suffer from surface water flooding from the north and west as depicted on the [Environment Agency Flood Map for Planning] plans” as the site is in an area benefitting from flood risk defences and the proposed floor level is higher than street level of St. Neots Road with the land around the perimeter of the building is comprised of residential gardens and little hard surfacing (page 29, paragraph 13.4). Furthermore, the submitted Sequential Test Report argues that although the site is in Flood Zone 2 and would represent a ‘more vulnerable use’, as the site is for a net increase of one dwelling, the proposed development is acceptable. Nevertheless, development in established Flood Zones 2 and 3 according to the Environment Agency Flood Map for Planning and the Huntingdonshire Strategic Flood Risk Assessment 2017 are subject to the sequential test and if necessary, the exceptions test regardless of being in an area benefitting from flood risk defences or that the land is technically above street level.

- 7.11 Section 4 of the Cambridgeshire Flood and Water SPD 2017 states that the geographical area over which the sequential test is to be applied is usually over the entire Local Planning Authority area and may only be reduced in discussion with the Local Planning Authority (LPA) because of the functional requirements and objectives of the proposed development (e.g. catchment area for a school, community facilities, a shop, a public house, appropriate land use areas and regeneration zones etc.) and because there is an identified local need for that type of development.
- 7.12 The submitted Sequential Test Report acknowledges that most of the site is in Flood Zone 2 and that a residential use would represent a 'more vulnerable' use as set out in Annex 3 of the National Planning Policy Framework. The Sequential Test included in this report considers only the sites within the Strategic Housing Land Availability Assessment (SHLAA), which is incorrect as the whole of the district must be considered as part of a sequential test, not only sites included in the SHLAA.
- 7.13 There have been no discussions between the applicant and the LPA in terms of an appropriate geographical search area for potential alternative sites at a lower risk of flooding taking into account the functional requirements and objectives of the proposed development. As set out in the Cambridgeshire Flood and Water SPD the default search area is usually over the entire authority area. This would mean the applicant would need to demonstrate there are no alternative site across the whole district which could accommodate the proposed development of one dwelling by discounting all potential sites in Flood Zone 1, then (if there are no alternative sites in Flood Zone 1) Flood Zone 2, and then (if there are no alternative sites in Flood Zone 2) compare the sites within Flood Zone 3. In the circumstances of comparing sites within the same flood zone, the actual risks of flooding can be taken into consideration using available flood hazard information. The aim will be to locate development in the lowest risk areas of that flood zone considering the ambient probability and consequences of flooding.
- 7.14 Proposed site mitigation measures should not be taken into consideration when undertaking the Sequential Test - these are assessed through the Exception Test and the site-specific FRA.
- 7.15 The Cambridgeshire Flood and Water SPD states that reasonably available sites will be identified from a number of sources, including:
- Local Plan allocations;
 - Sites with planning permissions for the same or similar development, but not yet developed;
 - Five year Land Supply and/or Annual Monitoring Reports;

- Housing and Economic Land Availability Assessments (HELAAAs);
- Local property agents' listings;
- Historic windfall rates, where appropriate.

7.16 Additionally, a site is only considered to be reasonably available if all of the following apply:

- The site is within the agreed area of search;
- The site is not safeguarded in the relevant Local Plan for another use;
- It does not have any issues (e.g. constraints or designations) that cannot be overcome and that would prevent development on the site.

7.17 Reasonably available sites will include a site or a combination of sites capable of accommodating the proposed development. These may be larger, similarly sized or a combination of smaller sites that fall within the agreed area of search.

7.18 It is considered that the sequential test for flooding would fail in this case taking into account Local Plan allocations for residential development, sites with planning permission for the same or similar development but not yet developed, and the consistency of windfall permissions for residential development in Flood Zone 1. Furthermore, Huntingdonshire District Council can demonstrate a 5 year housing supply which negates the need to consider less appropriate sites for housing development in the district.

7.19 It is, however, recognised that the development represents a redevelopment opportunity in a highly sustainable location. Nevertheless, it does not follow that the sequential test is automatically passed on that basis. The submitted FRA or Sequential Report does not provide justification for the functional requirements and objectives of the proposed development which may trigger discussion and negotiation regarding the potential for an amended geographical search area for the sequential test. Ultimately, insufficient justification has been submitted in terms of the sequential test which Officers consider would fail based on a district-wide search. Therefore, the proposed development is considered unacceptable as it would place people and property at an unwarranted risk of flooding contrary to local and national planning policies. This is especially relevant given the proposal is for wheelchair-friendly housing and so would be occupied by a vulnerable person with limited ability to evacuate the dwelling in a flood event.

7.20 Members should be mindful that the proposal for a dwelling on this site was presented at November 2023 Planning Committee and was subsequently refused by the Development Management Committee in line with officer recommendation of refusal. In that

previous officer report, officers pointed out that the application had similarities to application 20/01209/FUL for an extension to No.5 Crown Street in St. Ives to provide 1 no. 1 bed flat and 1 no. 2 bed flat with undercroft parking. The application was refused by the Development Management Committee in line with officer recommendation following the meeting of April 2021. The refusal was appealed, and the Inspector dismissed the appeal (APP/H0520/W/21/3286072) on the grounds that the proposal did not represent an acceptable form of development having particular regard to its flood zone location.

- 7.21 Within their decision, the Inspector stated *“the FRA does not tackle the matter of initial site selection. Indeed, no comprehensive assessment of potential suitability and availability of alternative sequentially preferable sites (or of the appropriate catchment area across which to apply the test) would appear to have been carried out. This is a significant shortcoming of the scheme.”*
- 7.22 The Inspector also stated *“I acknowledge that an existing residential use of the appeal property prevails. However, the proposal is for an extension to accommodate two additional dwellings. On that basis, the sequential approach to site selection should be applied. Indeed, it has not been robustly demonstrated why it should not.”*
- 7.23 Finally, the Inspector reinforced that when applying the sequential test, the presence of existing flood risk management infrastructure should be ignored as the long-term funding, maintenance and renewal of this infrastructure is uncertain.
- 7.24 Paragraph 169 of the NPPF 2023 states that if it is not possible for development to be located in areas with a lower risk of flooding (taking into account wider sustainable development objectives), the exception test may have to be applied.
- 7.25 There are two elements to the exception test as set out below, but this test should only be applied once the sequential test has been passed. This is reinforced within the abovementioned appeal decision where the Inspector stated, *“the sequential test is to be applied prior to any consideration of the exception test’s potential applicability.”*
- 7.26 Paragraph 170 of the NPPF 2023 states that to pass the exception test it should be demonstrated that:
- a) the development would provide wider sustainability benefits to the community that outweigh the flood risk; and
 - b) the development will be safe for its lifetime taking account of the vulnerability of its users, without increasing flood risk elsewhere, and, where possible, will reduce flood risk overall.

7.27 In terms of part a of paragraph 170 of the 2023 NPPF, the submitted sequential test report puts forward that this proposal meets part a as:

- The inclusion of mitigation measures (numbered below in this paragraph) would ensure that future residents are safe from the risk of flooding;
- That the site is previously developed land that is available for development immediately for specialist housing, and
- The existing site is tired in appearance and would enhance the visual amenity if the site and surrounds.

In regard to part b, the proposal fails to include any assessment of how evacuation of a wheelchair user would be carried out, but does include a number of mitigation measures:

1. Concrete ground floor slab.
2. Plasterboard dry lining to be fitted horizontally.
3. Electrical sockets and switches set at 450mm above floor level.
4. Floor level at 14.25m AOD (above high node point and climate change).
5. Internal finishes to be resilient and hard wearing.
6. All hard landscaping areas to be free draining (where possible) and with door drains to all level access doors.
7. Rainwater from the roofs to be harvested first then use soakaways to avoid any additional impact on the street or locality.
8. Driveway to be free draining resin gravel or bound loose gravel.

In addition, we will review the detailing and construction post planning to ensure the construction overall is as resilient to flooding.

7.28 While these mitigation measures are welcomed, they would not outweigh the in-principle objection of one market dwelling in Flood Zone 2 and failure to pass the required sequential test.

7.29 No objections have been received from the Environment Agency (EA) in relation to this proposal. However, it should be noted that any EA consultation response does not consider whether the sequential test has been passed.

7.30 Overall, it is considered that the proposed development of one dwelling would fail the sequential test for flooding contrary to Policy LP5 of the Local Plan, Section 4 of the Cambridgeshire Flood and Water SPD 2017, Paragraphs 165 and 168 of the NPPF 2023 and Policy A3 of the St Neots Neighbourhood Plan (2016). The proposed development is therefore unacceptable in principle as it would place people and property at an unwarranted risk of flooding. The principle of the proposed development is therefore unacceptable.

Accessibility:

- 7.31 The proposal is for a wheelchair-friendly bungalow.
- 7.32 The Equality Act 2010 provides protection from discrimination in respect of certain protected characteristics, namely: age, disability, gender reassignment, pregnancy and maternity, race, religion or beliefs and sex and sexual orientation. It places the Council under a legal duty to have due regard to the advancement of equality in the exercise of its powers including planning powers.
- 7.33 Officers have had due regard to the provisions of the equality act in the assessment of this application. Whilst Officers are supportive of the provision of a wheelchair friendly bungalow, it is imperative that any vulnerable occupiers and users of the site are protected. Therefore, full consideration is given to all material planning considerations as discussed throughout this report.
- 7.34 When Officers assess a wheelchair friendly bungalow, the relevant criteria is held within Building Regulations M4(3). Paragraph 1.15 of the Planning Statement confirms that the dwelling would have all entrances being even threshold, with level access, sufficiently wide doorways and circulation space, toilet at entrance level and living area at entrance level, therefore appropriate for Doc M building regulations. This element could be secured by condition should the proposal be determined as an approval by members.
- 7.35 Reference to the proposal being wheelchair compliant is made within paragraph 5.2 and paragraph 5.7 of the Planning statement by Gamplan Associates. Paragraph 5.2 states:

'The need to make the property wheelchair-friendly throughout has certainly implications regarding room sizes and proportions, but the proposed bungalow still reads as entirely appropriate for the site in its design, detailing and overall external appearance.'

- 7.36 Additionally, paragraph 5.7 notes that:

'With regard to Part M of the Building Regulations and 'The Principles of Inclusive Design', at the beginning of the design process it is important to analyse the transport patterns to and within a development. Roads, parking, walkways, building entrances and other routes should be considered. People's opportunity to use all elements within the site, including the inside of buildings, is crucial. With this in mind, the driveway / parking spaces and associated hard standings would provide suitable disabled parking and access to and from the proposed property; arrangements that would enable everyone to get to and

move through the site on equal terms regardless of age, disability, ethnicity or social grouping.'

- 7.37 Nevertheless it is considered that given the siting of the dwelling in Flood Zone 2, the ability to safely exit the site in a flood event is paramount.
- 7.38 As outlined above, Officers have had due regard to The Equality Act 2010. However, the application fails to acknowledge that residential development would be more vulnerable to flood risk which would conflict with a wheelchair-friendly dwelling which would be occupied by a vulnerable person with limited ability to evacuate the dwelling in a flood event.
- 7.39 Therefore, for the assessment of this application, regard must be given to a proposal that is for one general open market housing unit comprising of one two-bedroom single storey dwelling.
- 7.40 Overall, it is considered that as the proposal is in Flood Zone 2 and has not passed the sequential test, the proposal is unacceptable in principle as it has not been demonstrated that the development would place people and property at an unwarranted risk of flooding and therefore would be contrary to Policy LP5 of the Local Plan, Section 4 of the Cambridgeshire Flood and Water SPD 2017, Paragraphs 165 and 168 of the NPPF 2023 and Policy A3 of the St Neots Neighbourhood Plan (2016). Furthermore, it is considered by officers that no information been supplied to the Local Planning Authority to justify the requirement for a wheelchair-friendly bungalow which would outweigh its location within an established Flood Zone, taking into account The Equality Act 2010.

Design, Visual Amenity, and the Impact on the Character and Appearance of the Area and Designated Heritage Assets

- 7.41 The site lies within the St. Neots Conservation Area and is located approximately 80 metres east from The White House, which is a Grade II listed building.
- 7.42 Sections 66 and 72 of the Planning (Listed Buildings and Conservation Areas) Act 1990 requires the decision maker to have 'special regard' to the desirability of preserving a Listed Building or its setting and to pay 'special attention' to the desirability of preserving or enhancing the character or appearance of a Conservation Area.
- 7.43 Great weight and importance is given to the conservation of heritage assets and their settings. The statutory presumption of the avoidance of harm can only be outweighed if there are public benefits that are powerful enough to do so.

7.44 Policy LP34 of the Local Plan states, “where a proposal is for conversion, alteration, other works to a heritage asset or within its setting it must be demonstrated that the proposal:

f. protects the significance of designated heritage assets and their settings by protecting and enhancing architectural and historic character, historical associations, landscape and townscape features and through consideration of scale, design, materials, siting, layout, mass, use, and views both from and towards the asset;

g. does not harm or detract from the significance of the heritage asset, its setting and any special features that contribute to its special architectural or historic interest and the proposal conserves and enhances its special character and qualities;

h. respects the historic form, fabric and special interest that contributes to the significance of the affected heritage asset;

i. will conserve or enhance the quality, distinctiveness and character of the affected heritage asset; and

j. contributes to securing the long-term maintenance and management of the heritage asset.

The Council will consider the significance of a designated heritage asset and where there is less than substantial harm, this will be weighed against the public benefits of the proposal. Where there is deemed to be substantial harm, then the proposal would need to achieve substantial public benefits to outweigh that harm.”

7.45 Policy LP 11 of the Local Plan states that a proposal will be supported where it is demonstrated that it responds positively to its context and has drawn inspiration from the key characteristics of its surroundings, including natural, historic and built environment, to help create distinctive, high quality and well-designed places, playing regard to the Huntingdon Design Guide (2017).

7.46 Furthermore, Policy LP 12 of the Local Plan states that new development will be expected to be well designed based upon a thorough understanding of constraints and appraisal of the site's context, delivering attractive, usable and long lasting buildings and spaces, listing criteria relating to response to context, ease of getting around, well designed public spaces and sustainable design and construction methods.

7.47 Additionally Policy A3 of the St Neots Neighbourhood Plan requires that:

All development must be designed to a high quality that reinforces local distinctiveness. Design should be guided by the overall scale, density, massing, height, landscape, layout, materials, detailing, roof orientation, relationship to back of pavement, wall to window ratios, proportion of windows, plan depth, plot width and access, the site and its surroundings including considerations of flood risk management. Careful consideration should be given to the servicing requirements of buildings to ensure that essential items such as car parking and space for the storage of waste and recycling bins are successfully integrated into the design, including access for service and emergency vehicles.

Impact on Heritage Assets

- 7.48 The site lies entirely within the St Neots Conservation Area to the rear 49 St Neots Road, the end dwelling of a Victorian period row of terraced houses. The area is characterised by 2-storey terraced dwellings in a back of footpath location.
- 7.49 The application has been reviewed by the council's Conservation Officer who objects to the proposals on the basis that the proposed development would fail to preserve or enhance the character or appearance of the conservation area as it would not respect the established built form and would compromise views through the building line to the gardens beyond. Clear loss of green space and infilling of gap in built form that relieves the close urban grain of the neighbouring terraces. It is noted that in the previously refused application for a dwelling on the site (23/00745/FUL), the conservation officers assessment regarded that the triangular shape of the plot is a relic of historic landscape where a trackway serviced the open fields located between the Great North Road and St Neots Road. This is enshrined in the existing right of way along the southern boundary of the plot and explains the gap between the Victorian terraces and the historic green space behind the building lines.
- 7.50 It is noted that HDC Conservation Officers advised within a pre-application enquiry for a dwelling on the site in 2018 that development would not be supported at this location. It must also be acknowledged by Members that a proposal for one dwelling on this site at Development Management Planning Committee on 20th November 2024 was refused on the basis that the proposal would infill a historic landscape and would be an obvious contrast to historic back of pavement development and would result in loss of views through the site and closing off the historic right of way between the terraces. The proposal would represent overdevelopment of the plot further compromising green space and failing to respect existing views, street patterns and historic building lines.

- 7.51 In that 23/00745/FUL officer report, the formally consulted conservation officer noted that recent development on Davey Mews (to the rear of the site) compromises longer range views through the building line and has partly infilled the historic open green space of former gardens to the rear of the terraces. Removal of a protected tree and clearance of garden planting associated with No.49 has further destroyed the quality of space to the rear of the terrace and removed planting that softened the visual impact of the new development. Longer views towards the gardens to the rear of Orchard Road are available through the north of the plot.
- 7.52 Furthermore, the conservation officer noted that the principal impacts of the proposal will be the further loss of green space, an obvious contrast to historic back of pavement development, loss of views through the site and closing off the historic right of way between the terraces. A large part of the plot visible from St Neots Road would be driveway and development rather than planting which will underline the loss of garden space. The proposal is likely to be an overdevelopment of the plot further compromising green space and failing to respect existing views, street patterns and historic building lines. This assessment is a material consideration in the assessment of the current scheme and remains a valid view of heritage harm.
- 7.53 The harm to the conservation area would be less than substantial; NPPF paragraph 208 applies, which states that less than substantial harm to the significance of the conservation area can only be outweighed if there are sufficient public benefits to do so.
- 7.54 Section 72 of the Planning (Listed Buildings and Conservation Areas) 1990 Act directs that special attention shall be paid to the desirability of preserving the character or appearance of a conservation area. The proposal would fail to preserve the character and appearance of the St Neots Conservation Area.
- 7.55 These sections are reflected in NPPF paragraphs 195-214 which directs that great weight should be given to conservation of heritage assets irrespective of whether any potential harm amounts to substantial harm, total loss or less than substantial harm to its significance. In this case the harm of the development would be less than substantial and therefore NPPF paragraph 208 applies. There is no demonstrable public benefit of the proposal to outweigh the delivery of one market-housing dwelling and therefore the proposal is regarded to cause harm to the wider conservation area in this instance.
- 7.56 The proposal would also fail to accord with Huntingdonshire Local Plan Policy LP34 as it would fail to respect existing views, street patterns and historic building lines.

Design and Visual Amenity

7.57 The application relates to land to the rear of No. 49 St Neots Road, Eaton Ford and is accessed between Nos. 47A and 49 Eaton Ford. The site forms garden land and previously contained a mature Willow Tree that was removed under application 18/00165/TRCA.

7.58 The site was subject to a preapplication submission in 2018 as part of 18/70147/PENQ which sought the erection of a single storey 2-bedroomed bungalow. In 2023, a formal full planning application (LPA reference 23/00745/FUL) was submitted for the erection of a single storey bungalow, comprising two wings of accommodation (living accommodation and an integral double garage located within the western wing and two bedrooms located in the eastern wing), with the design having the appearance of a contemporary outbuilding with mono-pitched roofs and a mixture of timber framing, vertical timber cladding to gable elevations, slate cladding to front and rear elevations, internal elevations and the roof. This application was subsequently refused on the basis that the proposal would:

'create a cramped form of development which will lead to overbearing impacts to the rear gardens of Nos. 1 and 2 Davey Mews and Nos 47A and 49 St Neots Road contrary to Local Plan Policy LP14 part B Amenity. By virtue of this cramped form of development that has failed to be designed in a way that does not detrimentally impact neighbour amenity, it is considered that the proposal fails to demonstrate that it responds positively to its context and has drawn inspiration from the key characteristics of its surroundings to help create distinctive, high quality and well designed places that successfully integrate with adjoining buildings, contrary to Local Plan Policies LP11 and LP 12 of the Local Plan.'

7.59 It is acknowledged that this current proposal is a revised submission of that 23/00745/FUL application which retains a similar design as the previous refused application, being a single storey bungalow spread across two wings of accommodation comprised of living accommodation and integral single-space garage within the western wing and two bedrooms within the eastern wing connected by way of the central flat roof link containing the entrance hallway and ensuite bathroom serving bedroom 2.

7.60 Following the previous refused application, the proposed double integral garage has been reduced to a single integral garage to maintain the existing right of way access across the site and increase the separation distance from the rear garden boundary of No. 47a from approximately 0.35m to 3.8m. A neighbour representation noting that the proposal appears to address neighbour concerns in terms of the right of way and lowered roof

are acknowledged. The right of way access is a civil matter and not a material planning consideration.

- 7.61 The revised scheme maintains a similar design and contemporary appearance of the refused application but replaces the tall mono-pitched roofs with asymmetric pitched roofs, reducing the overall ridge height by 420mm (from 4305mm to 3885mm) on the east wing and 729mm (from 4623mm to 3894mm) on the west wing. The asymmetric pitched roofs also provide lower 3315mm and 3465mm eaves on the east and west elevations respectively where the dwelling backs on to the rear garden boundaries of existing dwellings in Davey Mews and No. 49 St Neots Road.
- 7.62 The revised scheme retains the same material pallet as the refused scheme and comprises a mixture of timber framing, vertical timber cladding to the gable elevations, slate cladding to the front and rear elevations, internal elevations and the roof. A neighbour has raised concern that the proposed chimneys would not be acceptable. The chimney is stated as 'blue engineering brickwork chimney stack with feature top' in the submitted Design and Access Statement. This colour is considered to be an unacceptable design feature given the location of the proposal in a designated conservation area and lack of blue brickwork in the immediate vicinity, although if members were to approve the application, it is recommended that a condition be appended to control external materials.
- 7.63 Whilst the reduced length of the dwelling and change in roof design with lower ridge heights accords with previous recommendations set out in Urban Design comments on the refused application and helps to reduce overbearing impacts to Nos. 1, 2 Davey Mews to the west and Nos. 47a and 49 St Neots Road to the south, it is considered the large footprint dwelling continues to form a cramped arrangement with narrow linear garden spaces to the west and north of the dwelling.
- 7.64 These narrow spaces (particularly the 2m to 4.6m deep space to the west of the dwelling) is likely to lead to increased pressure to prune or remove the hedge planting adjacent to the western site boundary which would expose views of the approximately 16.8m long and 3894mm high of west elevation.
- 7.65 The dwelling would extend across the entire rear garden of No. 1 Davey Mews and the majority of the rear garden of No. 2, which despite the lower ridge height is likely to increase the sense of enclosure within the neighbouring rear gardens and create an unneighbourly relationship.
- 7.66 Furthermore, despite the 729mm reduction in ridge height over the eastern wing, officers remain concerned the approximately 0.6m separation distance of the southern gable from rear garden

boundary of No. 49 together with the 3894mm ridge height would give rise to overbearing impacts as the southern gable would rise approximately 2m above the rear boundary of No. 49 St Neots Road. This impact would be intensified by the 6m shallow depth of the neighbouring garden.

- 7.67 It is therefore considered that the original design reason for refusal has not been sufficiently overcome: The proposed large footprint and siting of the dwelling creates a cramped form of development which will lead to overbearing impacts to the rear gardens of Nos. 1 and 2 Davey Mews and Nos 49 St Neots Road, contrary to Local Plan Policy LP14 part B Amenity. By virtue of this cramped form of development that has failed to be designed in a way that does not detrimentally impact neighbour amenity, it is considered that the proposal fails to demonstrate that it responds positively to its context and has drawn inspiration from the key characteristics of its surroundings to help create distinctive, high quality and well-designed places that successfully integrate with adjoining buildings, contrary to Local Plan Policies LP11 and LP 12 of the Local Plan..
- 7.68 The proposal is therefore contrary to Policies LP11, LP12 and LP34 of the Local Plan and the proposal is unacceptable against the objectives of the NPPF 2023 set out at paragraphs 135 parts a-d, 206 and 208 and Section 72 of the Planning (Listed Buildings and Conservation Areas) Act 1990.

Residential Amenity

- 7.69 Policy LP14 of the Local Plan states that a proposal will be supported where a high standard of amenity is provided for all users and occupiers of the proposed development and maintained for users and occupiers of neighbouring land and buildings.
- 7.70 Paragraph 135 part F of the NPPF 2023 states that planning policies and decisions should ensure that developments: create places that are safe, inclusive and accessible and which promote health and well-being, with a high standard of amenity for existing and future users.
- 7.71 The site is situated on the rear adjoining land of Nos. 47 and 49a St. Neots Road and is abutted on its western side by Nos. 1 and 2 Davey Mews. Open land comprises its northern and eastern boundary.
- 7.72 Given the single storey nature of the dwelling, it is not anticipated that any significant overlooking issues would result from the development.
- 7.73 Considering the layout and proximity to neighbouring dwellings, it is considered that the main issues in terms of the amenity

standards of neighbours are considered to be whether the proposed development would give rise to significant levels of overbearing, overshadowing impacts, noise disturbance, obtrusive light and odour, and whether such impacts could be satisfactorily mitigated.

- 7.74 As set out in the Design section above (paragraph 7.64), the 2.0-4.6 metre separation from the proposed dwelling and the shared western boundary would likely result in pruning of the proposed screening hedging and there is concern that this would expose the western side elevation of the dwelling (approximately 16.8 metres in length and approximately 3.9 metres in height) along the western elevation and would result in an unacceptable sense of enclosure / overbearing issues for Nos. 1 and 2 Davey Mews.
- 7.75 Again as outlined above in paragraph 7.66, while it is appreciated that the 0.729 reduction in ridge height on the eastern wing seeks to address overbearing issues in the previous refused application, given that there is approximately 0.6m separation distance of the southern gable from the rear garden boundary of No. 49 together with the 3.894m ridge height would give rise to overbearing impacts as the southern gable would rise approximately 2m above the rear boundary of No. 49 St Neots Road. This impact would be intensified by the 6m shallow depth of the neighbouring garden and would therefore lead to unacceptable residential amenity impacts to No.49 St. Neots Road that would warrant a refusal of the application contrary to Local Plan Policy LP 14 of the Local Plan.
- 7.76 It is noted that overbearing and pressure to prune screening hedging formed a reason for refusal in the previous 23/00745/FUL application refused at November 2023 Development Management Committee and so remains an element of the proposal which has not been sufficiently addressed in the current application.
- 7.77 Given the proposal is for a two-bedroomed single storey dwelling in an urbanised area, it is not anticipated that the proposal would cause additional noise, light or odour impacts that would be so severe as to warrant a refusal of the application on these elements in themselves.
- 7.78 The proposed dwelling is in accordance with national space standards and so it is considered that future occupiers of the site would have an acceptable standard of amenity in this respect.
- 7.79 The Council's Environmental Health team have not raised any significant concerns regarding the impact of adjacent uses on the proposed development. However, given the proximity of residential uses to the site, it is recommended to append conditions to include a restriction on construction working hours and avoidance of burning waste on site.

7.80 Overall, it is considered that due to the dwelling being in close proximity to surrounding existing residential uses, the proposed development would have a significant adverse impact on the amenity standards of Nos 1 and 2 Davey Mews to the rear of the dwelling and No. 49 St Neots Road due to overbearing impacts. The proposal is therefore contrary to Policy LP14 of the Local Plan and paragraph 135 part F of the NPPF 2023.

Highway Safety, Access, and Parking Provision

7.81 Policy LP17 of the Local Plan to 2036 seeks to ensure that new development incorporates appropriate space for vehicle movements, facilitates access for emergency vehicles and service vehicles and incorporates adequate parking for vehicles and cycles. Paragraph 115 of the NPPF (2023) states that development should only be prevented or refused on Highway Safety Grounds if there would be an unacceptable impact on highway safety, or the residual cumulative impacts on the road network would be severe.

7.82 It is proposed that the development would utilise the existing vehicular access to the site off St Neots Road and one off-road parking space is shown on the plans to the south-eastern wing of the site, within an integrated attached open car port.

7.83 The Local Plan does not have a policy specifically identifying the number of parking spaces that should be provided for new dwellings and each site is considered separately. It is considered that the provision of one parking space for the development is sufficient in this instance.

7.84 Cambridgeshire County Council as the Local Highways Authority (LHA) has reviewed the proposals and raise no concerns on highway safety grounds. The site is accessed from an existing vehicular access. The proposed plans indicates that a turning area will be provided to enable vehicles to enter and exit in a forward gear. The LHA is satisfied that there is no significant adverse effect upon the Public Highway.

7.85 Policy LP17 of the Local Plan also states that *“a proposal that includes residential development will be expected to provide at least one clearly identified secure cycle space per bedroom for all dwellings (C3 Use Class), unless it can be demonstrated that this is unachievable.”*

7.86 The submitted Proposed Roof Plan (Drawing 2218 PL004-P02) shows the introduction of an area for the provision of Nos.2 cycle parking spaces which are not indicated on elevational plans. Given these two cycle spaces correlate with the two-bedroomed composition of the dwelling, it is considered that this provision is

achievable on site and should be secured by condition should the proposal be approved by members.

- 7.87 Overall, subject to conditions, the proposed development is considered acceptable in terms of highway safety, car parking and vehicular manoeuvrability and therefore accords with Local Plan Policies LP16 and LP17 of the Local Plan

Biodiversity

- 7.88 Paragraph 180 of the 2023 NPPF states planning policies and decisions should contribute to and enhance the natural and local environment. Policy LP30 of the Local Plan states that development proposals should demonstrate that all potential adverse impacts on biodiversity have been investigated. Any proposal that is likely to have an impact, directly or indirectly on biodiversity will need to be accompanied by an appropriate appraisal, such as a Preliminary Ecological Appraisal (PEA) LP30 also states that all proposals must also demonstrate a net gain in biodiversity where possible.
- 7.89 No PEA has been submitted with the application, but Section 10 of the submitted Planning statement notes that bats, birds and bees are common to the area. It is acknowledged that the site currently is comprised mainly of residential garden land in an urban area with limited biodiversity. The Planning Statement at Section 10 proposes provision for bats, bird feeders, bird (swift) boxes and bee bricks, with a cited biodiversity net gain of 10% (no calculations have been provided). However, in this case, given the nature of the site and its surroundings relating to a side garden in an established residential area, it is appreciated that the site provides little value in terms of biodiversity, and it is considered that conditions could be set to secure biodiversity gain should the proposal be approved by members.
- 7.90 Subject to condition, it is considered that the proposed development would not have an adverse impact on protected species and would ensure there is no net loss in biodiversity in accordance with Policy LP30 of the Local Plan and the NPPF 2023 in this regard.

Trees

- 7.91 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.

- 7.92 It is acknowledged that there are trees to the rear of the site which are legally protected due to their location within the designated Conservation Area of St. Neots. The Council's Arboricultural Officer has reviewed and considered the proposals and notes that there is one tree near to the proposal which will require protection during construction; a comprehensive Tree Protection Plan has been supplied. As such the Trees Officer advises a planning condition is attached in this regard if the application is successful, which requires the development to be carried out in accordance with the submitted tree protection measures. These measures shall be implemented prior to the commencement of any development, demolition, clearance or other preparatory operations including excavations and shall be retained intact for the duration of the construction works. Any trees, shrubs or hedges covered by the agreed protection measures, which die or become severely damaged either from natural causes or as a result of the construction works; during the construction works or within five years from the completion of the construction works, shall be replaced with trees, shrubs or hedge plants of similar size and species, unless otherwise agreed in writing with the Local Planning Authority. Replacement planting to be undertaken by the end of the next available planting season. (Planting season is 1st November to 31st March).
- 7.93 It is recommended by officers that this condition is appended to any consent given to the application in order to safeguard the retained trees, shrubs and hedges on and adjacent to the site and in the interests of visual amenity, to enhance the character and appearance of the site in accordance with Policies LP12 and LP31 of the Huntingdonshire Local Plan to 2036 and to make the proposal acceptable in regards to its impact to trees.

Accessible and Adaptable Homes

- 7.94 As has been set out above in paragraphs 7.31 - 7.40 (Accessibility), this proposal has been assessed as a general open market housing unit rather than being regarded as specialist housing built to M4(3) standards. Under Policy LP25 of the Local Plan proposals are required to include housing to meet the optional Building Regulation requirement M4(2) "Accessible and adaptable dwellings" unless it can be demonstrated that site specific factors make this unachievable.
- 7.95 A condition can be imposed upon any consent to ensure that the development is built in accordance with these M4(2) standards and that they are maintained for the life of the development.

Water Efficiency

- 7.96 Policy LP12 of the Local Plan requires proposals that include housing to comply with the optional building regulation for water efficiency, as set out in Approved Document G.
- 7.97 The Planning Statement at Section 12 notes that the proposal will be water efficient as possible but does not explicitly state compliance with Approved Document G as set out in Policy LP12 of the Local Plan.
- 7.98 Nevertheless, a condition can be imposed upon any consent to ensure that the development is built in accordance with these standards and that they are maintained for the life of the development.

Developer Contributions

- 7.99 The application is accompanied by a signed and complete Unilateral Undertaking (UU) for the provision of wheeled bins meaning the needs of future residents would be met with regard to household waste management contrary to part H of the Developer Contributions Supplementary Planning Document (2011) and Policy LP4 of the Local Plan. The proposal is therefore acceptable in this regard.

Other Matters

- 7.100 A number of representations have been addressed within earlier sections of this report. However, those representations which have not been addressed elsewhere within this report are addressed within this section.
- 7.101 Third party representations have been received raising concern about the lack of dimensions on plans. It is considered that the proposals are sufficiently annotated with dimensions to assess the scheme. Nevertheless, the plans are able to be measured using the scaling tools on the councils website. It is considered that this point is not a reason for refusal nor does it frustrate the assessment of the application to such an extent that the proposal cannot be determined.
- 7.102 Comments received from third parties regarding access to and usage of private rights of way are noted but are a civil issue and not a material planning consideration which this application can be assessed against.

Conclusion and Planning Balance

- 7.103 Planning law requires that applications for planning permission be determined in accordance with the development plan, unless material considerations indicate otherwise. Officers acknowledge that the proposal has capacity to meet the criteria to be wheelchair compliant, however, the application fails to acknowledge that residential development would be more vulnerable to flood risk which would conflict with a wheelchair-friendly dwelling which would be occupied by a vulnerable person with limited ability to evacuate the dwelling in a flood event.
- 7.104 In assessing applications, it is necessary to first consider whether the proposal accords with the Development Plan as a whole, notwithstanding non-compliance that may occur with individual policies, and having regard to the reasoning for those policies together with others in the Local Plan.
- 7.105 It is recognised that the development would provide an additional housing unit within the district and contribute to the economy both in the short and long term through job creation during construction and increased spending on local services and facilities through additional population in the town centre. However, these benefits are considered relatively modest in the relation to the scale of the proposal and would not outweigh the harm which would result from the proposed development.
- 7.106 In this case, it is considered that the proposed development would fail the sequential test for flooding, would cause unjustified harm to the significance of the St. Neots Conservation Area and would have an unacceptable adverse impact on the residential amenity of Nos. 1 and 2 Davey Mews and Nos. 47 and 49a St Neots Road. It is therefore considered that the proposal does not accord with either the Development Plan or the St. Neots Neighbourhood Plan. Subject to conditions, the development is considered acceptable in relation to biodiversity, access and highway safety although these are matters expected to be addressed, mitigated and complied with as part of the development of this type and are matters which have neutral weight in the planning balance.
- 7.107 Overall, it is considered that the proposed development would conflict with the Development Plan, and material considerations do not indicate that planning permission should be granted. Therefore, the application is recommended for refusal for the following reasons:

8. RECOMMENDATION – Refuse for the following reasons:

1. It is considered that the proposed development of one dwelling would fail the sequential test for flooding contrary to Policy LP5

of the Huntingdonshire's Local Plan to 2036 (2019), Section 4 of the Cambridgeshire Flood and Water SPD 2017, Paragraphs 165 and 168 of the NPPF 2023 and Policy A3 of the St Neots Neighbourhood Plan to 2029 (2016). The proposed development is therefore unacceptable in principle as it would place people and property at an unwarranted risk of flooding. The principle of the proposed development is therefore unacceptable.

2. The erection of a dwelling within this small site within the St. Neots Conservation Area would infill a historic landscape and would be an obvious contrast to historic back of pavement development and would result in loss of views through the site and closing off the historic right of way between the terraces. The proposal would represent overdevelopment of the plot further compromising green space and failing to respect existing views, street patterns and historic building lines. The proposal is thereby contrary to Policies LP34 of Huntingdonshire's Local Plan to 2036 (2019), Policy A3 of the St Neots Neighbourhood Plan to 2029 (2016), the objectives of the NPPF 2023 set out at paragraphs 130 parts a-d, 200 and 202 and Section 72 of the Planning (Listed Buildings and Conservation Areas) Act 1990.
3. The large footprint and siting of the dwelling creates a cramped form of development which will lead to overbearing impacts to the rear gardens of Nos. 1 and 2 Davey Mews and No. 49 St Neots Road contrary to Local Plan Policy LP14 part B Amenity. By virtue of this cramped form of development, it is considered that the proposal would have a significant adverse impact on the amenity standards of Nos 1 and 2 Davey Mews to the rear of the dwelling and Nos. 47a and 48 St Neots Road due to overbearing impacts and so has failed to be designed in a way that does not detrimentally impact neighbour amenity. Overall, it is considered that the proposal fails to demonstrate that it responds positively to its context and has drawn inspiration from the key characteristics of its surroundings to help create distinctive, high quality and well-designed places that successfully integrate with adjoining buildings, contrary to Local Plan Policies LP11, LP12 and LP14 of Huntingdonshire's Local Plan to 2036 (2019) and paragraph 135 part F of the NPPF 2023.

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.

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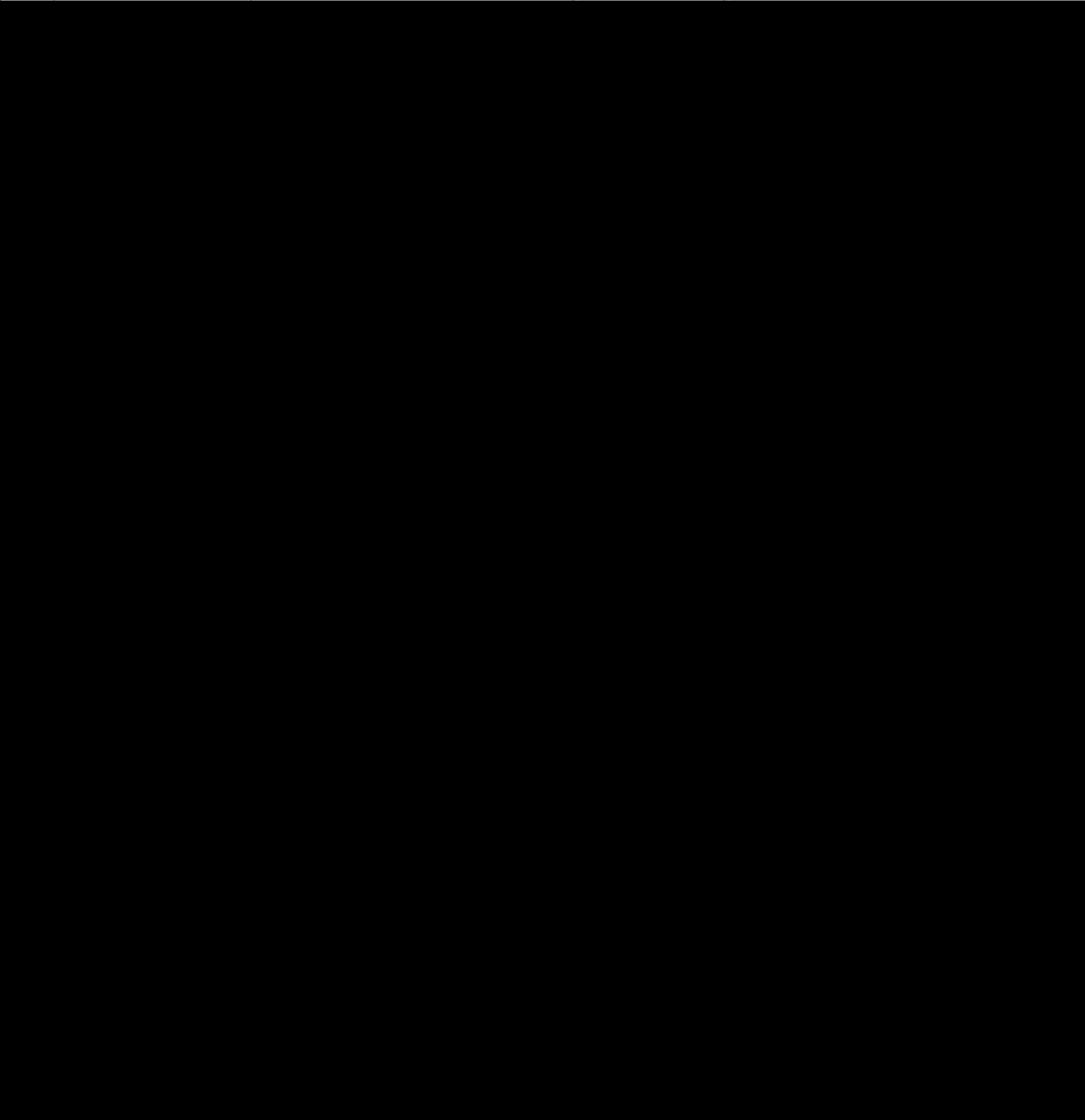
No.	Reference	Development	SNTC Decision	Notes
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The following application/s are for listed building consent

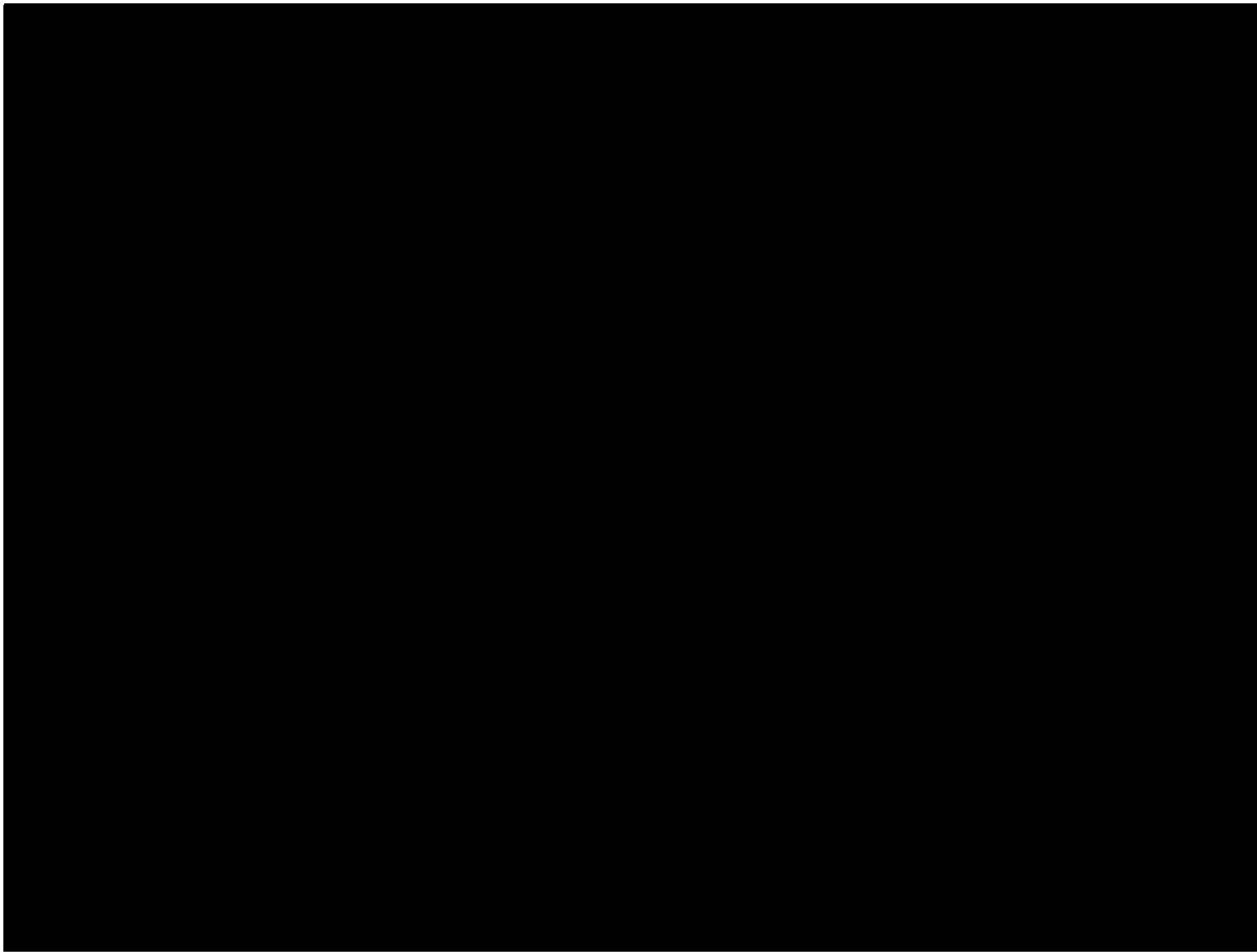
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The following application/s are in a conservation area

S1	24/00336/FUL	Mr D Coutts 49 St Neots Road Eaton Ford St Neots Erection of a bespoke-designed wheelchair-friendly bungalow and associated ancillary works	SUPPORTED	We would consider that the proposal assimilates itself with the existing part of the town Efficient use of the site Subject to Highway approval.
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No.	Reference	Development	SNTC Decision	Notes
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Chairperson

Development Management Committee



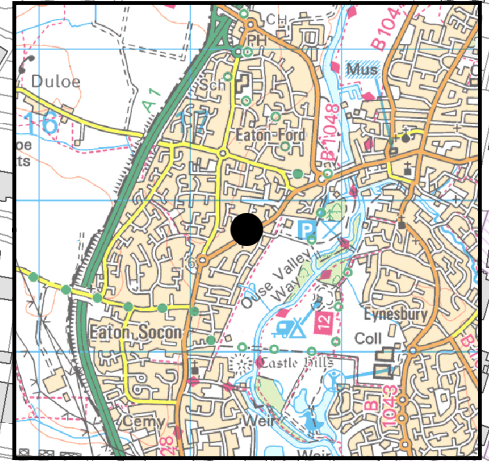
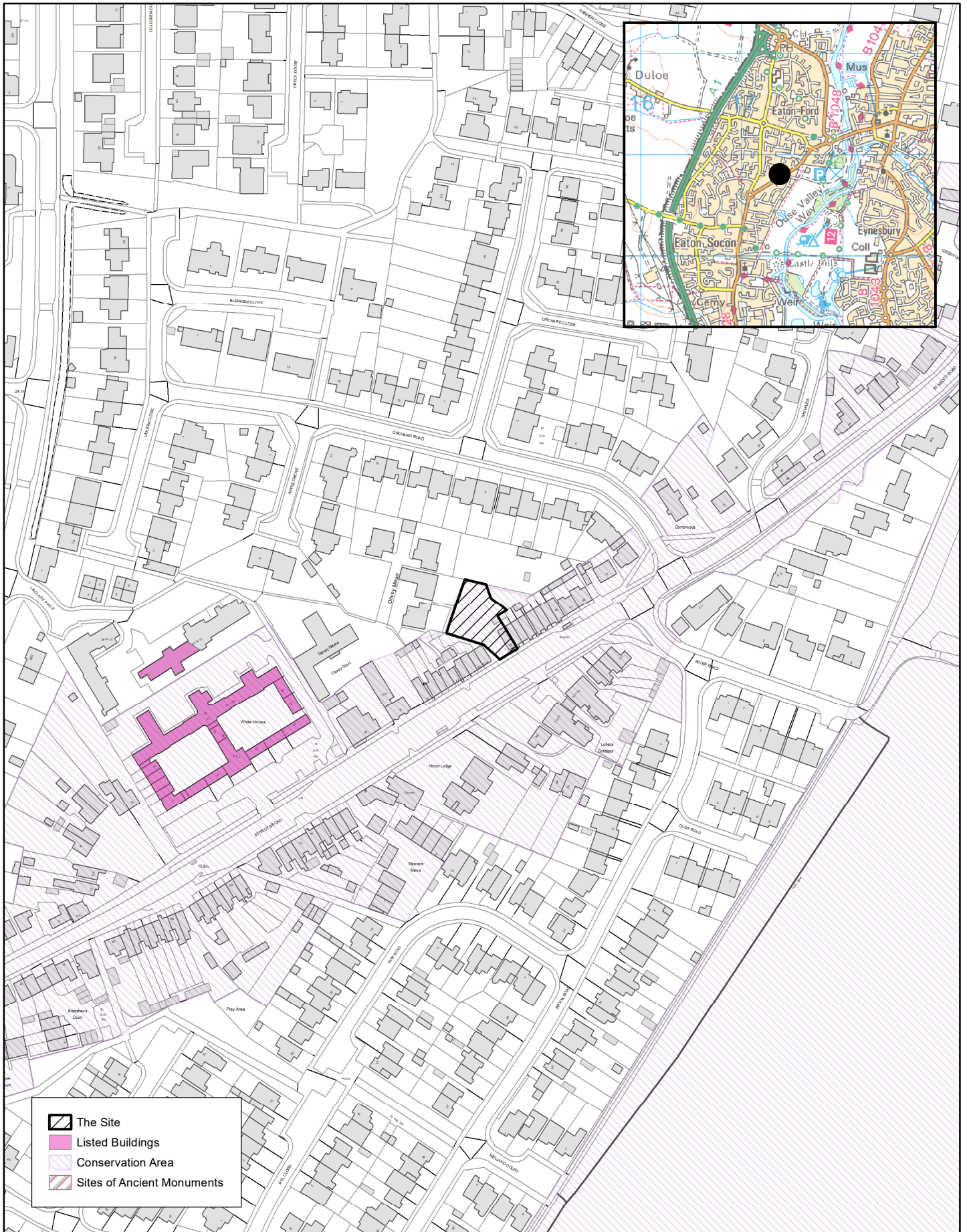
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Application Ref:24/00336/FUL

Date Created: 05/06/2024

Location: St Neots

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Ordnance Survey HDC 100022322



Location Plan

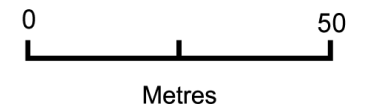
Site Address: 49, St Neots Road, Eaton Ford, PE19 7BA

Date Produced: 23-Feb-2024

Scale: 1:1250 @A4



Planning Portal Reference: PP-12832356v1



- NOTES
- 1 ALL DIMENSIONS AND LEVELS ARE TO BE DETERMINED AND OR CHECKED BY THE CONTRACTOR ON SITE. SHOULD ANY DISCREPANCY BE IDENTIFIED BETWEEN THE DIMENSIONS, AND OR DETAILS DETERMINED ON SITE, AND THOSE SHOWN ON THE RELEVANT DRAWINGS, THE ARCHITECT SHALL BE NOTIFIED IMMEDIATELY AND HIS INSTRUCTIONS OBTAINED PRIOR TO THE COMMENCEMENT OF THE WORK.
 - 2 THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE DESIGN AND IMPLEMENTATION OF ALL TEMPORARY WORKS, AND THE SAFETY AND STABILITY OF THE NEW WORKS AND ADJACENT STRUCTURES DURING CONSTRUCTION.
 - 3 WHERE A PRODUCT IS SPECIFIED TO BE OBTAINED FROM A MANUFACTURER OR SUPPLIER, THE CONTRACTOR SHALL INSTALL THE PRODUCT IN ACCORDANCE WITH THE INSTRUCTIONS SUPPLIED BY THE MANUFACTURER. SHOULD THERE BE ANY VARIATION BETWEEN THE WORK SPECIFIED ON THE DRAWINGS AND THE MANUFACTURER'S INSTRUCTIONS, THE CONTRACTOR SHALL REFER THE MATTER TO THE ARCHITECT FOR INSTRUCTION BEFORE PROCEEDING.

EXISTING STRUCTURE / BUILDING - SHADED GREY SOLID HATCH

NO.	DATE	REVISIONS
P01	14.04.2023	PLANNING ISSUE OF INFORMATION
A	16.03.2023	INITIAL ISSUE OF INFORMATION- Client

NO.	DATE	REVISIONS
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Project:	2218 - New build bungalow
Client:	Mr D Coultis
Location:	49 St Neots Rd, E Socon, St Neots, Cambridgeshire

Devlin Architects Ltd Bridgefloor House, 159 High Street, Huntingdon, Cambridgeshire, PE29 3TF, UK.	Mobile: +44 7775 796 155 Email: info@devlinarchitects.com www.devlinarchitects.com Instagram: @devlinarchitects	
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Title:	PLANNING Existing Location & Site Plan	
Status:	RIBA Stage 3	Scale: Varies @ A1
Drawn:	DJS	Checked: SD
Revision:	P01	Date: 16.03.2023

2218PL001 - P01



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EXISTING LOCATION PLAN - 1:1000 @ A1 / 1:2000 @ A3



EXISTING SITE PLAN - 1:200 @ A1 / 1:400 @ A3

NOTES

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EXISTING STRUCTURE / BUILDING - SHADED GREY SOLID HATCH

P02	06.02.2023	PLANNING ISSUE OF INFORMATION: Amended design following previous app comments
P01	14.04.2023	PLANNING ISSUE OF INFORMATION
A	16.03.2023	INITIAL ISSUE OF INFORMATION: Client
REVISIONS		

Project: 2218 - New build bungalow
Client: Mr D Coultts
Location: 49 St Neots Rd, E Socon, St Neots, Cambridgeshire

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Title: PLANNING Proposed Location & Site Plan
Status: RIBA Stage 3
Scale: Varies @ A1
Drawn: DJS
Checked: SD
Revision: P02
Date: 16.03.2023

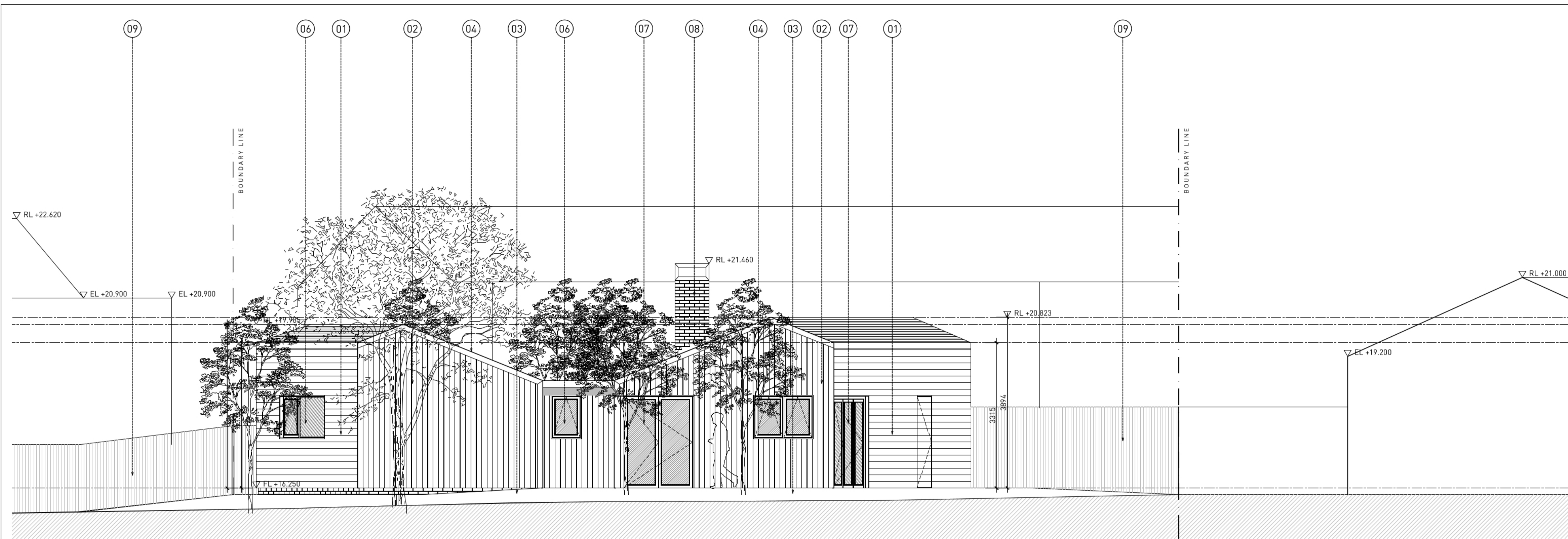
2218 PLO09 - P02



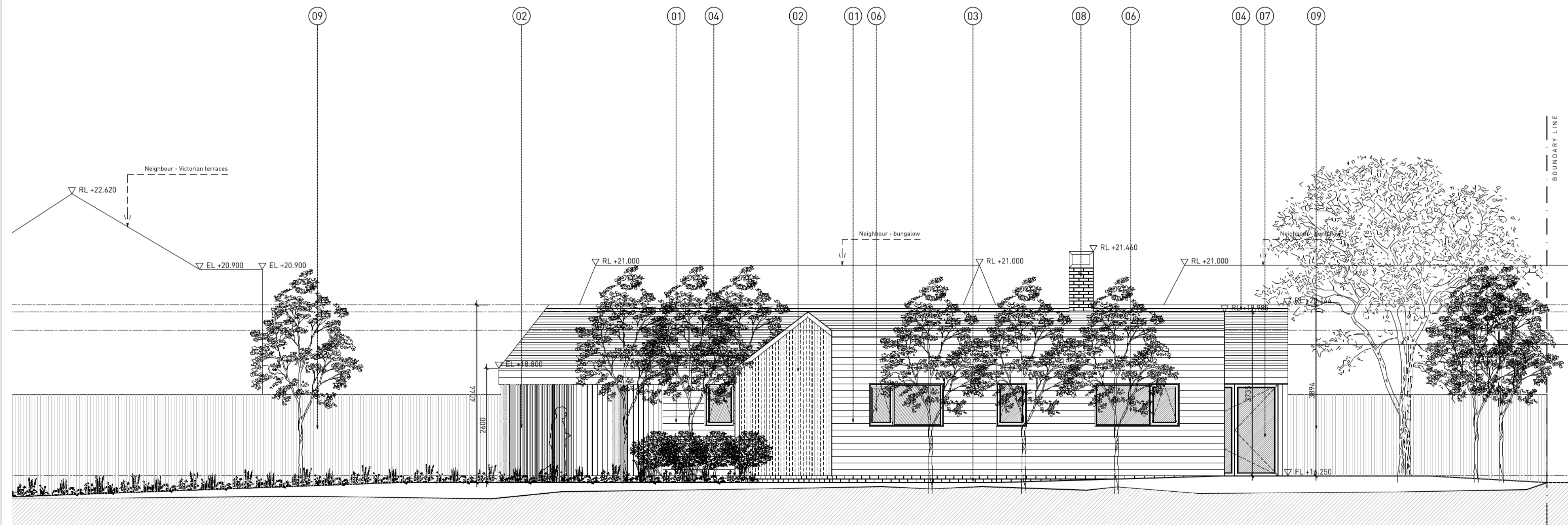
PROPOSED LOCATION PLAN - 1:1000 @ A1 / 1:2000 @ A3



PROPOSED SITE PLAN - 1:200 @ A1 / 1:400 @ A3



PROPOSED REAR ELEVATION (NORTH FACING)



PROPOSED SIDE ELEVATION (EAST FACING)

- NOTES
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 - THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE DESIGN AND IMPLEMENTATION OF ALL TEMPORARY WORKS, AND THE SAFETY AND STABILITY OF THE NEW WORKS AND ADJACENT STRUCTURES DURING CONSTRUCTION.
 - WHERE A PRODUCT IS SPECIFIED TO BE OBTAINED FROM A MANUFACTURER OR SUPPLIER, THE CONTRACTOR SHALL INSTALL THE PRODUCT IN ACCORDANCE WITH THE INSTRUCTIONS SUPPLIED BY THE MANUFACTURER. SHOULD THERE BE ANY VARIATION BETWEEN THE WORK SPECIFIED ON THE DRAWINGS AND THE MANUFACTURER'S INSTRUCTIONS, THE CONTRACTOR SHALL REFER THE MATTER TO THE ARCHITECT FOR INSTRUCTION BEFORE PROCEEDING.

EXISTING STRUCTURE / BUILDING - SHADED GREY SOLID HATCH

- NOTES
- SLATE EXTERNAL CLADDING TO EXTERNAL WALLS
 - VERTICAL TIMBER CLADDING TO EXTERNAL WALLS
 - EXPOSED BLUE ENGINEERING BRICKWORK BASES TO EXTERNAL WALLS
 - SLATE ROOFING
 - EXPOSED TIMBER FRAMING
 - PPC ALUMINIUM GREY WINDOWS WITH EXTERNAL TIMBER LININGS
 - PPC ALUMINIUM GREY EXTERNAL DOORS WITH EXTERNAL TIMBER LININGS
 - EXPOSED BLUE ENGINEERING BRICKWORK CHIMNEY STACK WITH FEATURE TOP
 - NEW TIMBER FENCING TO THE PERIMETER OF THE SITE

P02	06.2.2024	PLANNING ISSUE OF INFORMATION: Revised to mitigate issues following comments
P01	14.04.2023	PLANNING ISSUE OF INFORMATION
A	16.03.2023	ISSUE OF INFORMATION: Client

Project: 2218 - New build bungalow
Client: Mr D Coutts
Location: St Neots, Cambridgeshire
49 St Neots Rd, E Socon

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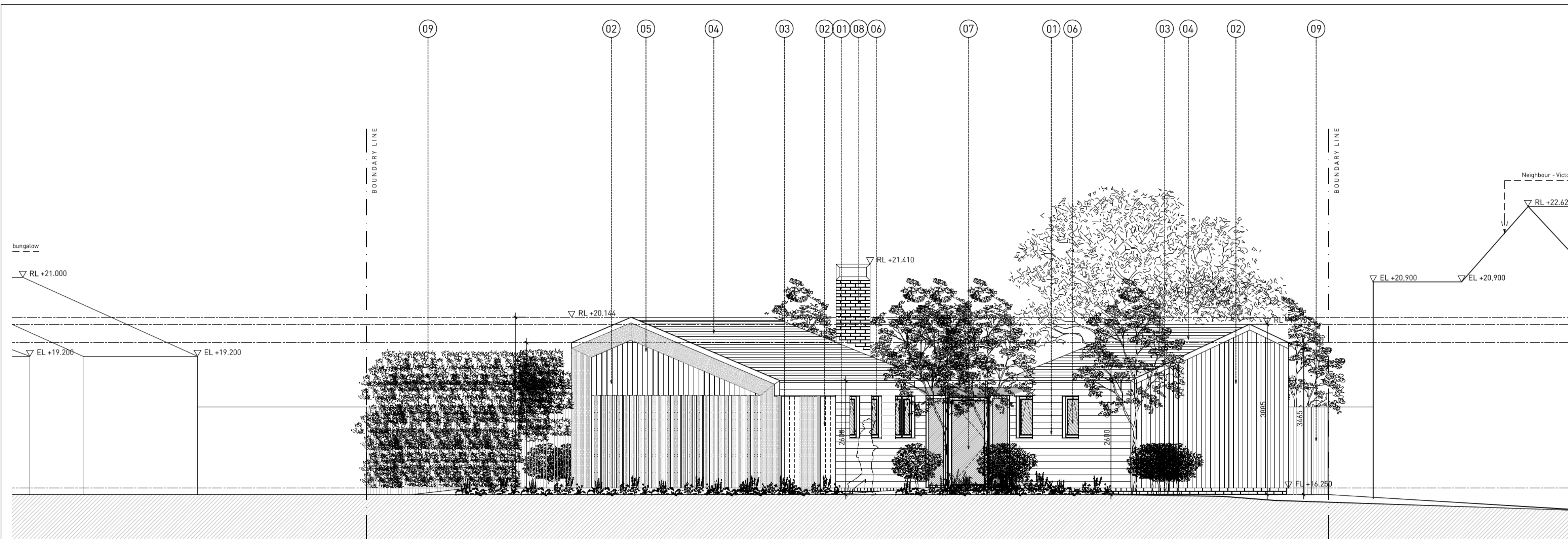
Title: PLANNING
Prop Elevations - North & East

Status: RIBA Stage 3 Scale: 1:50 @ A1

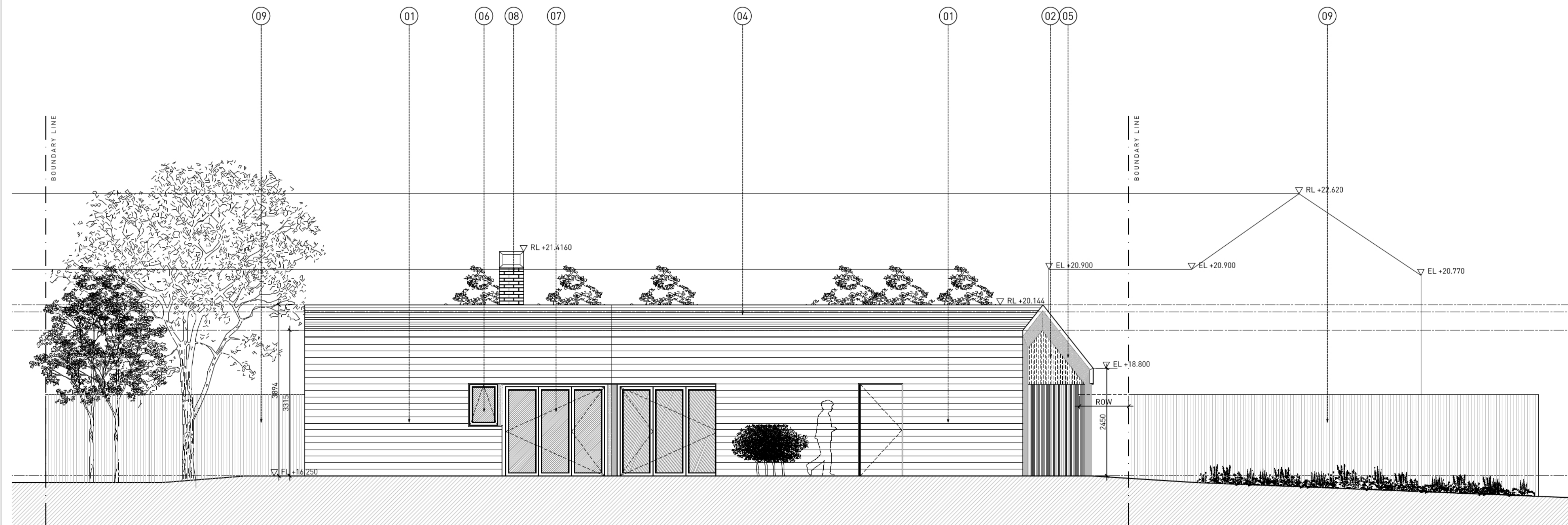
Drawn: DJS Checked: SD

Revision: P02 Date: 16.03.2023

2218PL005-P02



PROPOSED FRONT ELEVATION (SOUTH FACING)



PROPOSED SIDE ELEVATION (WEST FACING)

- NOTES
- ALL DIMENSIONS AND LEVELS ARE TO BE DETERMINED AND/OR CHECKED BY THE CONTRACTOR ON SITE. SHOULD ANY DISCREPANCY BE IDENTIFIED BETWEEN THE DIMENSIONS AND/OR DETAILS DETERMINED ON SITE, AND THOSE SHOWN ON THE DRAWINGS, THE ARCHITECT SHALL BE NOTIFIED IMMEDIATELY AND HIS INSTRUCTIONS OBTAINED PRIOR TO THE COMMENCEMENT OF THE WORK.
 - THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE DESIGN AND IMPLEMENTATION OF ALL TEMPORARY WORKS, AND THE SAFETY AND STABILITY OF THE NEW WORKS AND ADJACENT STRUCTURES DURING CONSTRUCTION.
 - WHERE A PRODUCT IS SPECIFIED TO BE OBTAINED FROM A MANUFACTURER OR SUPPLIER, THE CONTRACTOR SHALL INSTALL THE PRODUCT IN ACCORDANCE WITH THE INSTRUCTIONS SUPPLIED BY THE MANUFACTURER. SHOULD THERE BE ANY VARIATION BETWEEN THE WORK SPECIFIED ON THE DRAWINGS AND THE MANUFACTURER'S INSTRUCTIONS, THE CONTRACTOR SHALL REFER THE MATTER TO THE ARCHITECT FOR INSTRUCTION BEFORE PROCEEDING.

EXISTING STRUCTURE / BUILDING - SHADED GREY SOLID HATCH

- NOTES
- SLATE EXTERNAL CLADDING TO EXTERNAL WALLS
 - VERTICAL TIMBER CLADDING TO EXTERNAL WALLS
 - EXPOSED BLUE ENGINEERING BRICKWORK BASES TO EXTERNAL WALLS
 - SLATE ROOFING
 - EXPOSED TIMBER FRAMING
 - PPC ALUMINIUM GREY WINDOWS WITH EXTERNAL TIMBER LININGS
 - PPC ALUMINIUM GREY EXTERNAL DOORS WITH EXTERNAL TIMBER LININGS
 - EXPOSED BLUE ENGINEERING BRICKWORK CHIMNEY STACK WITH FEATURE TOP
 - NEW TIMBER FENCING TO THE PERIMETER OF THE SITE

NO.	DATE	DESCRIPTION
P02	06.02.2024	PLANNING ISSUE OF INFORMATION: Revised to mitigate issues following comments
P01	14.04.2023	PLANNING ISSUE OF INFORMATION
A	16.03.2023	ISSUE OF INFORMATION: Client

REVISIONS

Project: 2218 - New build bungalow
Client: Mr D Coultis
Location: St Neots, Cambridgeshire
49 St Neots Rd, E Socon

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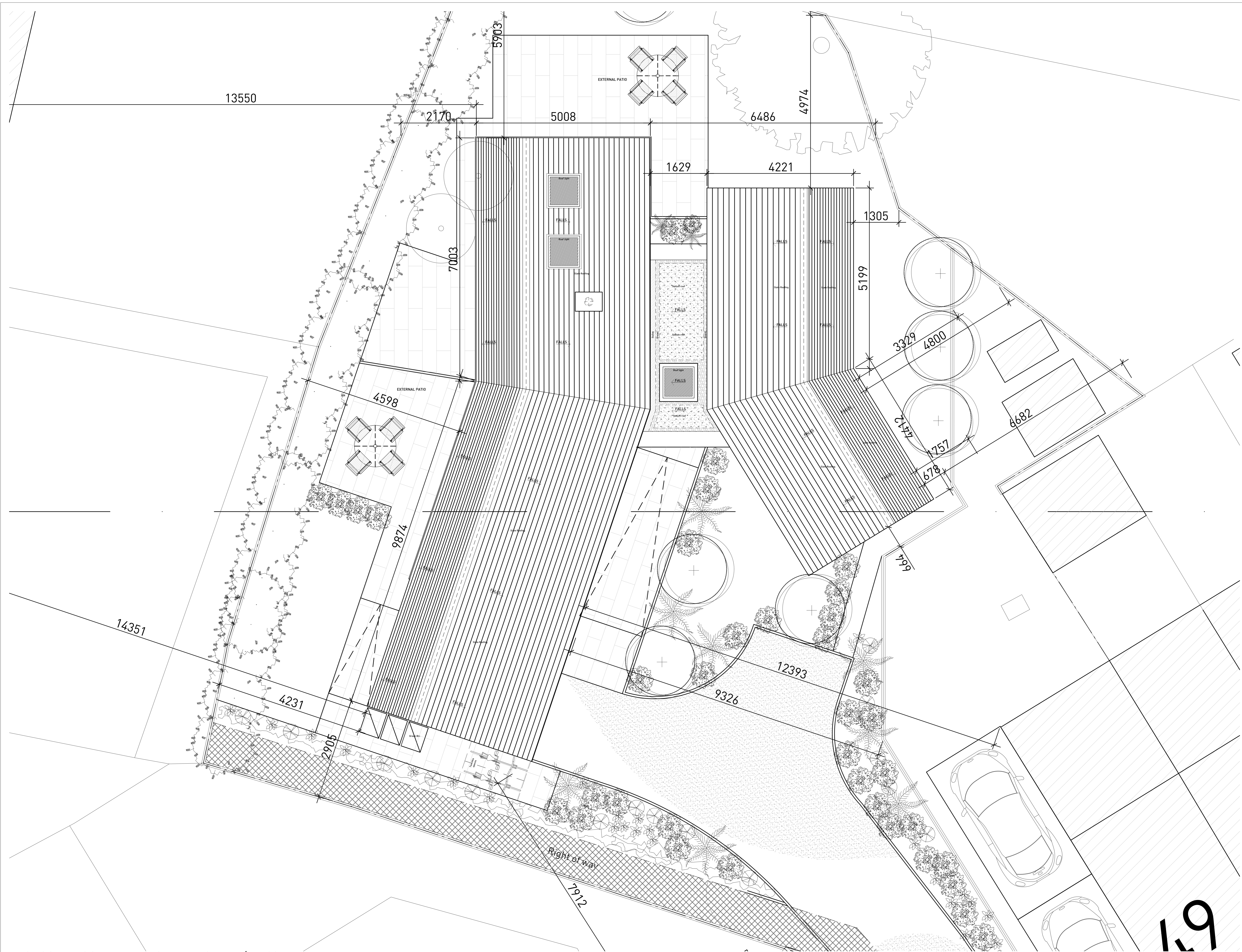
Title: PLANNING Prop Elevations 02

Status: RIBA Stage 3 Scale: 1:50 @ A1

Drawn: DJS Checked: SD

Revision: P02 Date: 16.03.2023

2218PL006 - P02



PROPOSED ROOF PLAN - Scale 1:50 @ A1 / 1:100 @ A3

- GENERAL NOTES:
- 1 ALL DIMENSIONS AND LEVELS ARE TO BE DETERMINED AND OR CHECKED BY THE CONTRACTOR ON SITE. SHOULD AN DISCREPANCY BE IDENTIFIED BETWEEN THE DIMENSIONS, AND OR DETAILS DETERMINED ON SITE, AND THOSE SHOWN ON THE RELEVANT DRAWINGS, THE ARCHITECT SHALL BE NOTIFIED IMMEDIATELY AND HIS INSTRUCTIONS OBTAINED PRIOR TO THE COMMENCEMENT OF THE WORK.
 - 2 THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE DESIGN AND IMPLEMENTATION OF ALL TEMPORARY WORKS, AND THE SAFETY AND STABILITY OF THE NEW WORKS AND ADJACENT STRUCTURES DURING CONSTRUCTION.
 - 3 WHERE A PRODUCT IS SPECIFIED TO BE OBTAINED FROM A MANUFACTURER OR SUPPLIER, THE CONTRACTOR SHALL INSTALL THE PRODUCT IN ACCORDANCE WITH THE INSTRUCTIONS SUPPLIED BY THE MANUFACTURER. SHOULD THERE BE ANY VARIATION BETWEEN THE WORK SPECIFIED ON THE DRAWINGS AND THE MANUFACTURER'S INSTRUCTIONS, THE CONTRACTOR SHALL REFER THE MATTER TO THE ARCHITECT FOR INSTRUCTION BEFORE PROCEEDING.

NO.	DATE	REVISIONS
P02	14.12.2023	PLANNING ISSUE OF INFORMATION: Revised to mitigate issues following comments
P01	14.04.2023	PLANNING ISSUE OF INFORMATION
A	14.03.2023	ISSUE OF INFORMATION: Client

Project: 2218 - New build bungalow
 Client: Mr D Coutts
 Location: 49 St Neots Road, E Socon, St Neots, Cambridgeshire

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Title: PLANNING Proposed Roof Plan

Status: Stage 3	Scale: 1:50 @ A1
Drawn: SD	Checked: SD
Revision: P02	Date: 16.03.2023