

DEVELOPMENT MANAGEMENT COMMITTEE 19th AUGUST 2024

Case No: 24/00926/FUL

Proposal: ERECTION OF A SELF-BUILD DWELLING FOLLOWING THE DEMOLITION OF THE EXISTING ATTACHED GARAGE.

Location: 12 PARKHALL ROAD SOMERSHAM HUNTINGDON
PE28 3EU

Applicant: MR STANCOMBE

Grid Ref: 536125 278102

Date of Registration: 23.05.2024

Parish: SOMERSHAM

RECOMMENDATION - APPROVE

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

1. DESCRIPTION OF SITE AND APPLICATION

Site and Surroundings

- 1.1 The site comprises of a 0.05 ha rectangular shaped parcel of land which hosts No. 12 Parkhall Road, a 2 storey end terrace property with an attached single storey pitched roof garage. The site is surrounded by residential development and is situated in the built-up area of Somersham and approximately 150 meters from its main facilities and services.
- 1.2 The site is located within the Somersham Conservation Area and there are several listed buildings in the vicinity of the site. One the opposite side of the road to the east of the site No.21 and 23 Parkhall Road, and some located further down the street to the south of the site. The site is at lowest risk (Flood Zone 1) of flooding from river and sea flooding.

Proposal

- 1.3 The proposal seeks planning permission to demolish the attached side single storey garage and use the existing vehicle access to provide 2 tandem parking spaces at the side of No.12 for their use. Adjacent to this, it is proposed to erect a detached two storey,

three-bedroom dwelling with 2 car parking spaces on its frontage. The dwelling has been designed with some header and cill details, using brick materials and a chimney, to try and pick up on the character of the surrounding houses.

- 1.4 Officers have scrutinised the plans and have familiarised themselves with the site and surrounding area.
- 1.5 The application is supported by the following documents;
 - Design and Access Statement
 - Heritage Statement
 - Proposed drawings

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
 - LP3: Green Infrastructure
 - LP4: Contributing to Infrastructure Delivery
 - LP5: Flood Risk
 - LP6: Waste Water Management
 - LP8: Key Service Centres
 - 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
 - LP31: Trees, Woodland Hedges and Hedgerows
 - LP34: Heritage Assets and their Settings
- 3.2 Supplementary Planning Documents (SPD) and Guidance:
- Huntingdonshire Design Guide Supplementary Planning Document (2017):
 - Developer Contributions SPD (2011)
 - Huntingdonshire Landscape and Townscape Assessment (2007)
 - Somersham Conservation Area Character Statement
 - Cambridgeshire Flood and Water SPD 2017
 - Huntingdonshire Tree Guidance Note 3
 - Annual Monitoring Report – Part 1 (Housing) 2019/2019 (October 2019)
 - Annual Monitoring Report – Part 2 (Non- Housing) 2018/2019 (December 2019)
 - RECAP CCC Waste Management Design Guide (CCC SPD) 2012
- 3.4 The National Design Guide (2021)
- * C1 - Understand and relate well to the site, its local and wider context
 - * I1 - Respond to existing local character and identity
 - * I2 - Well-designed, high quality and attractive
 - * B2 - Appropriate building types and forms
 - *M3 - Well-considered parking, servicing and utilities infrastructure for all users
 - * H1 - Healthy, comfortable and safe internal and external environment

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

4. PLANNING HISTORY

- 4.1 No relevant planning history associated with the application site.

5. CONSULTATIONS

- 5.1 Somersham Parish Council - Objection. The proposal would be overdevelopment of the site and would result in the intensified use of the established access. The proposal is not in keeping with the character of the streetscene. The Parish also raised overlooking concerns to neighbouring properties.
- 5.2 Local Highway Authority – No objection. Recommended the imposition of several conditions in the interest of highways safety.

- 5.3 Tree Officer – No objection to the hedgerow removal.
- 5.4 HDC Conservation Officer- No objection. The local character of the Conservation area is predominantly of modern development interspersed with occasional older or historic buildings. There is no consistent urban grain or historic building line and the treatment of garden frontages varies widely. The garage makes no particular contribution to the significance of the conservation area and appears to be an incongruous addition to the terrace. Therefore I have no objection to its demolition. The construction of 14/14a Parkhall Road has added two large modern houses to the Conservation area close to the proposed development site. The proposed dwelling is sited to reflect the building line established by these dwellings and will be clearly separated from the existing alignment of the Edwardian Terrace. As such the proposed house would sit with the modern elements of the Conservation area rather than attempt to replicate the siting of historic buildings. This approach is acceptable and reflects the mixed general character and appearance of the Conservation area in this locality. The overall design, scale and massing of the proposed dwelling appear generally acceptable for a building within the conservation area. No objections to the application on heritage grounds. The character and appearance of the conservation area is very mixed in the locality and the proposed dwelling is likely to preserve it. Recommend materials be conditioned.
- 5.6 Ecology Officer- No objection. Recommends the imposition of a vegetation clearance compliance condition in order to protect any nesting birds and a landscaping condition.

6. REPRESENTATIONS

- 6.1 Objections have been received from 3 surrounding households to the proposal. The following concerns as summarised are raised:
- Parkhall Road is highly trafficked and has on street parking due to some properties lack of on plot parking, which reduces visibility and causes highway safety dangers.
 - Parkhall Road is on a school route and there is concerns the proposed parking would not have sufficient visibility.
 - The siting of the proposed dwelling is not in line with the adjacent terrace dwellings and therefore out of character.
 - The existing foul water sewage system experiences blockages, and the proposal would exasperate this.
 - Hedgerow removal would have a significant impact on biodiversity.
 - Overlooking, loss of light and overshadowing impacts to No.14 Parkhall Road and No.1 Meridian Close.

- Noise and light pollution impacts, particularly associated with increased vehicle usage and parking at the front of the property.
- The width of the proposed parking spaces is insufficient for those with disabilities or young children.
- Errors and inconsistencies in the submitted documents and drawings.
- The dwelling would obscure views from the adjacent Grade II property.
- The trees on the diagram are incorrectly labelled and in the incorrect location. Tree property ownership concerns.
- Significant negative impact on neighbouring property, as backed up by a third-party survey.

6.2 The following sections of this report aim to address material planning considerations raised by third party representations. A right to a view from a private property over another private property is not protected in English law and therefore is not a material consideration that can be taken into consideration when determining this planning application. Similarly the loss of property values is not a material planning consideration that can be taken into consideration. Furthermore, whilst Officers acknowledge third party representation in regard to the legal ownership of the trees, this is considered a civil matter and therefore will not be addressed in this report.

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 paragraph 47 of the NPPF (2023). The development plan is defined in Section 38(3)(b) of the 2004 Act as "the development plan documents (taken as a whole) that have been adopted or approved in that area".
- 7.3 In Huntingdonshire the Development Plan consists of:
- Huntingdonshire's Local Plan to 2036 (2019)
 - Cambridgeshire & Peterborough Minerals and Waste Local Plan (2021)
- 7.4 The statutory term 'material considerations' has been broadly construed to include any consideration relevant in the circumstances which bears on the use or development of the land:

Cala Homes (South) Ltd v Secretary of State for Communities and Local Government & Anor [2011] EWHC 97 (Admin); [2011] 1 P. & C.R. 22, per Lindblom J. Whilst accepting that the NPPF does not change the statutory status of the Development Plan, paragraph 2 confirms that it is a material consideration and significant weight is given to this in determining applications.

- 7.5 The main issues to consider as part of this application are:
- Principle of Development
 - Design, Visual Amenity and impact on the surrounding area and heritage areas
 - Residential Amenity
 - Highway Safety and Parking Provision
 - Flood Risk and Drainage
 - Trees
 - Biodiversity

Principle of Development

7.6 The application site is located within the built-up area of Somersham, which the adopted Huntingdonshire Local Plan to 2036 identifies as a Key Service Centre. Therefore, the relevant Policy in determining whether the principle of development is acceptable is LP8.

7.7 Policy LP8 of the Local Plan states that a proposal for development on a site which is additional to those allocated in this plan will be supported where it is located within a built-up area of a Key Service Centre. The application site is located within the built up area of the Key Service Centre of Somersham and is located approximately 150 meters north its centre which offers day to day facilities and services. Therefore given the site's residential location, in close proximity to the village centre, the principle of residential development on the site is acceptable and in accordance with Policy LP8, subject to consideration of the following material planning considerations.

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

7.8 This application seeks to provide a new detached, two storey, three-bedroom dwelling to the north of No. 12 Parkhall Road, Somersham, and replacement tandem parking for No.12 following the demolition of their existing garage. The dwelling is designed with a traditional rectangular form, subservient rear element and with chimney, header and cill window detailing. The application site is located within Somersham's Conservation Area and is located opposite the Grade II Listed Buildings 21 and 23 Parkhall Road.

- 7.9 Section 72 of the Planning (Listed Buildings and Conservation Areas) Act 1990 states that special attention shall be paid to the desirability of preserving or enhancing the character or appearance of a Conservation Area.
- 7.10 Section 66 of the Planning (Listed Buildings and Conservation Areas) 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.
- 7.11 NPPF advice and Local Plan Policy LP 34 aligns with this statutory duty.
- 7.12 Section 12 of the National Framework (NPPF, 2023) seeks well designed development, noting that high quality, beautiful and sustainable buildings and places are fundamental to what the planning and development process should achieve.
- 7.13 The ten characteristics of good design are detailed in the National Design Guide (2020) whereby, the sections on context, built form and identity are relevant to this application.
- 7.14 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, paying regard to the Huntingdon Design Guide (2017).
- 7.15 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.
- 7.16 This application seeks planning approval for the erection of a detached three-bedroom dwelling on land to the north of No.12 Parkhall Road, Somersham, and demolition of the existing garage building on site. With regard to the surrounding context of the site, 12 Parkhall Road is an end terrace dwelling of four Edwardian houses and opposite the application site is the former Manor Hall (Grade II Listed) known as No. 21 and 23 Parkhall Road. To the north of the application site are two large modern houses known as No.14 and 14a Parkhall Road. Given that the local character of the Conservation area is a mixture of modern development interspersed with occasional older or historic buildings, the

character and appearance of the Conservation area is very mixed in the locality.

- 7.17 Officers have considered the third party objections in regard to the uncharacteristic siting of the proposed dwelling, and harm to the surrounding area. The proposed dwelling is to be positioned on site set back from the road frontage approximately in line with the adjacent more modern properties of No.14 and No.14a Parkhall Road. This allows for a set back from the frontage of the older terrace properties, which is considered to be visually appropriate in this part of the streetscene, Parking is proposed to the frontage of the new dwelling, and whilst not ideal in visual terms, there are examples in Parkhall Road of properties parking on their site frontages therefore on balance it is not considered to be visually unacceptable or harmful to this streetscene context. The Conservation Officer has raised no concerns with the proposed siting, given there is no consistent urban grain or historic building line, and the treatment of garden frontages varies widely. The design, scale and mass of the dwelling, appears acceptable on this plot and in this Conservation streetscene context, subject to the proposed materials being conditioned. The dwelling has been designed to try and pick up design queues from surrounding dwellings, with the use of chimney, and header and cill window detailing.
- 7.18 The proposal seeks to demolish the garage that is attached to No.12 Parkhall Road. The garage makes no particular contribution to the significance of the Conservation area and appears to be an incongruous addition to the terrace. Therefore there is no objection to its removal, subject to a condition for making good the end of the terrace, which will be exposed after its removal.
- 7.19 Therefore the design, scale and massing of the proposed dwelling is considered to be acceptable. The character and appearance of this part of the Conservation area is very mixed and it is considered the proposed dwelling would integrate well with adjacent buildings and responds positively to its streetscene context in accordance with Local Plan Policies LP11, LP12, LP34 and Section 72 of the Planning (Listed Buildings and Conservation Areas) Act.

Residential Amenity

- 7.20 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

- 7.21 Nos. 12, 14, 21 and 23 Parkhall Road and No. 1 Meridian Close are the closest surrounding neighbouring residential properties

which are most likely to be impacted as a result of the proposed development.

- 7.22 As the proposed dwelling would have no openings on its proposed southern elevation facing No.12, and No.12 has no side openings on its northern elevation facing the proposed dwelling, there would be no harmful overbearing, overshadowing or reduced privacy impacts. Whilst the proposed dwelling would have 2 first floor rear bedroom windows which would allow oblique views across No.12's rear garden. Their rear garden is already similarly overlooked obliquely from the adjoining terrace windows. Therefore there would be no unacceptable additional resulting privacy impacts for this neighbour. Whilst the proposed property would extend beyond the rear building line of No.12, the approximate 4m separation, ensures there would be no unacceptable overbearing impacts.
- 7.23 With regard to the 2 storey residential house No. 1 Meridian Close located to the rear of the application site. This properties side elevation faces on to the rear boundary of the application site and it has no first floor side windows that face directly into the application site. Ground floor openings on the property facing on to the application site are screened by the intervening approximately 1.8m high close boarded fencing. The proposed dwelling would be sited (at its closest point) approximately 14 meters from the common boundary to the west with this neighbour. The resulting relationship and separation distance between the proposed and existing dwelling would ensure no unacceptable overbearing or overshadowing impacts would result for this neighbouring property in planning terms. The proposed dwelling would have 2 first floor bedroom windows on its staggered rear elevation facing the side elevation of this neighbouring property. The closest would have an approximate 14m separation to the common boundary and the other approximately 17m set back. Due to this proposed separation distance and the intervening boundary treatments there would be no unacceptable privacy impacts for this neighbouring property. Any oblique views to the rear garden area of this neighbour would be limited, and would not be considered unacceptable in planning terms and would be similar in nature to the first floor windows of the adjacent terrace. Given this, the proposed dwelling would not result in any unacceptable detrimental overbearing, overshadowing or overlooking impacts for the occupants of No. 1 Meridian Close.
- 7.24 Officers have considered the impact of the development on No.14 Park Hall Road and in particular the overlooking and loss of light concerns raised by residents. Whilst the proposed dwelling would be situated to the south of No. 14, this adjacent dwelling has no side windows facing the application site. Whilst the proposed property extends further beyond the rear elevation of No.14, the separation distance between the 2 properties and projecting gable design of the new dwelling would ensure that there would be no

unacceptable overbearing or overshadowing impacts in planning terms for these neighbouring residents. The first-floor rear bedroom closest to the neighbouring boundary would allow oblique views into the rear garden of No.14, however oblique overlooking already occurs from surrounding properties. Whilst this proposal would increase the existing overlooking of this neighbour's garden, the positioning of the window and the separation distance between the properties would ensure it would not be considered unacceptable in this residential setting. The other first floor bedroom window is set 3m back from the projecting rear gable and closest first floor window so its impact on overlooking is significantly less. Therefore it is not considered that the proposed dwelling would result in any unacceptable detrimental impacts on the residential amenity of this neighbour in terms of overbearing, overshadowing or overlooking impacts. In respect of the proposed frontage parking and the impact of this on the adjacent property in terms of noise and light impacts. It is not considered the use of the site frontage for 2 car parking spaces to serve this new dwelling would result in harmful or unacceptable noise or light pollution impacts for this neighbour.

- 7.25 As the proposed dwelling would be separated by approximately 20 metres and across the road from the principal elevations of No.21 and No.23 Parkhall Road, it is considered the proposed dwelling would not result in any unacceptable detrimental overbearing, overshadowing or overlooking impacts for the occupants of these properties.

Amenity for future occupiers

- 7.26 It is considered the proposed dwelling would provide a high standard of amenity for future residents. The dwelling has been designed to meet the nationally described space standard for a 3-bedroom 4-person dwelling, it would provide adequate outdoor private rear amenity space and at the rear would be screened by 1.8m high close boarded fencing to provide privacy. All proposed habitable rooms of the property would be served with windows which offer acceptable levels of daylight and sunlight.

- 7.27 Taking the above factors into consideration, the proposal is therefore considered to be acceptable in residential amenity terms and in accordance with Policy LP14 of Huntingdonshire's Local Plan to 2036, the Huntingdonshire Design Guide SPD and Section 12 of the National Planning Policy Framework in this regard.

Highway Safety and Parking Provision

- 7.28 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.

- 7.29 The existing access which serves No. 12 Parkhall Road would now also serve as the access for the proposed dwelling. Parkhall Road is adopted by the Local Highways Authority and is subject to a 20 mph speed limit.
- 7.30 The proposal seeks to retain the existing vehicle access off Parkhall Road and separate it into 2, to provide 2 tandem off-street parking spaces for the host dwelling and also widen the existing access to accommodate car parking for 2 vehicles on the frontage of the new dwelling. There is no change to the existing access except for the widening of it. The proposal has been amended during the course of the application to provide 2 separate vehicle accesses for each property rather than having a shared frontage access arrangement. Whilst the access does not have vehicle to vehicle visibility splays similar to other single dwellings, the accesses would have the benefit of achieving 2.0m x 2.0m pedestrian visibility splays. The Local Highway Authority do not consider the widening and intensification of the existing access from serving 1 dwelling presently, to the 2 dwellings proposed, would result in any unacceptable highway safety dangers in this location. The concerns raised by objectors in terms of on street parking etc are acknowledged, however this is an existing situation over which this application has no control. 2 on plot parking spaces are to be provided for the existing and proposed dwelling, so it is not considered that future residents would not add to the pressure on street parking in the vicinity of the site. Therefore whilst third party objections raised in respect of highways safety have been considered, Officers and the Local Highway Authority considers that there would not be any unacceptable highway safety issue or parking issues, subject to the imposition of conditions.
- 7.31 Whilst the proposed development would intensify the use of the access, the proposed development would achieve the appropriate pedestrian visibility splays and alleviate on-street parking by providing off-street parking for four vehicles. Officers acknowledge third party representations in regard to the suitability of the proposed parking for disabled residents or those with children. The vehicle parking for the proposed dwelling would be 2.5 meters by 5 meters which is a standard measurement for vehicle parking, in line with our design guide. HDC do not have a parking policy to impose the provision of disabled parking on single residential dwellings, therefore the size and layout of the parking spaces for the existing and proposed house are considered to be acceptable and larger spaces could not be justified in this instance. Additionally, the submitted block plan denotes covered storage for bicycles for the host and proposed dwelling which complies with the aim of encouraging the use of sustainable transport modes, as per Policy LP 16 of Huntingdonshire's Local Plan to 2036. Should the development be permitted a condition, seeking the elevational, floor plan and material details of the cycle store is recommended.

7.32 The proposal is therefore considered to be acceptable in highways safety and parking terms in accordance with Policy LP 17 of Huntingdonshire's Local Plan to 2036.

Flood Risk and Drainage

7.33 National guidance and Policy LP5 of the Local Plan to 2036 seeks to steer new developments to areas at lowest risk of flooding and advises this should be done through application of the Sequential Test, and if appropriate the Exceptions Test (as set out in paragraphs 165-175 of the NPPF (2023)).

7.34 The application site is within Flood Zone 1 (at low risk from river and sea flooding), based on Environment Agency Floods Maps and at low risk of ground water flooding per the Strategic Flood Risk Assessment 2017. Given this and the site is less than 1 hectare in size, the submission of a flood risk assessment, sequential and exceptions tests for flooding are not required in accordance with Local Plan Policy, the NPPF and NPPG.

7.35 The submitted application form states surface water will be disposed of through soakways and foul water will be discharged into sewer mains. As an infill dwelling in an established residential area there will be existing water and foul drainage that this additional dwelling can connect into. Connection applications are outside of the planning process and will require the applicant to contact the relevant utility service provider to secure these connections and this will also be dealt with through the Building Regulations.

7.36 Therefore the proposal is considered to be acceptable with regard to flood risk and drainage in accordance with Policies LP5, LP6 and LP15 of Huntingdonshire's Local Plan to 2036 and Section 14 of the National Planning Policy Framework in this regard.

Biodiversity and Impact on Trees

7.37 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 dovetails this and 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.

7.38 Additionally, 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.

- 7.39 Given the application site primarily comprises of amenity garden grassland, hard standing and a 5 metre long hedgerow on the eastern boundary, the site is considered to be of low ecological value. No trees are present within the site; however, the proposal would require the removal of the front boundary hedgerow and shrubbery to the northern boundary to facilitate the development. The Arboricultural and Ecology Officers were consulted as part of the application and have raised no objections to the removal of the hedgerow and shrubbery. To mitigate the removal of the hedgerow the imposition of a landscaping condition on any granted consent is recommended. Officers recommend that replacement planting should use native species. Furthermore, the Ecology Officer recommends the imposition of a vegetation clearance compliance condition in order to protect any nesting birds.
- 7.40 Given the limited habitat value of the site, the proposal would not result in adverse impacts on biodiversity and geodiversity. Subject to the imposition of conditions, the proposal is considered to accord with the objectives of Policy LP30 and LP31 of Huntingdonshire's Local Plan and Section 15 of the National Planning Policy Framework in this regard.
- 7.41 As of the 2nd April 2024 a mandatory 10% Biodiversity Net Gain (BNG) was required to be secured on small sites, such as this. Evidence has been submitted which states the application falls within the self-build exemption. The evidence confirms the applicant's have had the primary input into the final design and layout of a house and would occupy the proposed dwelling themselves. Officers are satisfied the proposal is exempt from a mandatory net gain as the development is self-build. A condition is recommended to ensure the property would be a self-build property, as it is on this basis only that 10% BNG is not to be secured.

Accessible and Adaptable Homes

- 7.42 Policy LP25 of the Local Plan to 2036 requires proposals that include housing to meet the optional Building Regulation requirement M4(2) "Accessible and adaptable dwellings" unless it can be demonstrated that site specific factors make this unachievable. A condition is recommended to be imposed upon any consent to ensure that the dwelling is built in accordance with these standards and maintained for the life of the development.

Water Efficiency

- 7.43 Policy LP12 of the Local Plan to 2036 requires proposals that include housing to comply with the optional building regulation for water efficiency, as set out in Approved Document G of the

Building Regulations. A condition is recommended to be imposed upon any consent to ensure that the dwelling is built in accordance with these standards and that they are maintained for the life of the development.

Developer Contributions

Wheeled Bins

- 7.44 Part H of the Developer Contributions Supplementary Planning Document (SPD) (2011) requires a payment towards refuse bins for new residential development. A Unilateral Undertaking to secure the provision of wheeled bins has been submitted as part of the application. The proposal accords with Policy LP4 of the Local Plan and the Developer Contributions SPD (2011).

Community Infrastructure Levy (CIL)

- 7.45 The development will be CIL liable in accordance with the Council's adopted charging schedule; CIL payments will cover footpaths and access, health, community facilities, libraries and lifelong learning and education.

Conclusion

- 7.46 Planning law requires that applications for planning permission be determined in accordance with the development plan, unless material considerations indicate otherwise.
- 7.47 The proposal seeks to demolish the attached garage and erect a detached three-bedroom two storey dwelling with associated parking to the north of No.12 Parkhall Rd, Somersham to serve this existing property.
- 7.48 The proposed development would contribute to the District's housing supply as a windfall site. The site is within the built up area of the sustainable Key Service village of Somersham.
- 7.49 It is considered the proposed dwelling would integrate well with adjacent buildings and would respond positively to its context as the character and appearance of the Somersham Conservation Area.
- 7.50 The proposal would also be acceptable in regard to highway safety, flood risk, residential amenity, trees and biodiversity.
- 7.51 Having regard to all relevant material considerations, it is concluded that the proposal would accord with local and national planning policy. Therefore, it is recommended that planning permission be approved.

8. RECOMMENDATION – APPROVAL subject to the following conditions regarding:

- Time limit
- Approved plans
- Self build dwelling
- Materials
- Details of making good the end wall of the terrace
- Cycle storage details to be submitted
- Removal of permitted development rights for gates
- Access laid out and constructed with access specification
- Parking to be retained in perpetuity
- Visibility splays
- Access drainage
- Metalled access surface
- Hard and Soft Landscaping
- Building Regulations M4(2) “Accessible and adaptable dwellings”
- Document G “water efficiency” compliance.
- Vegetation clearance outside of bird nesting season.

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

CONTACT OFFICER:

Enquiries about this report to **Charlotte Dew Senior Development Management Officer – charlotte.dew@huntingdonshire.gov.uk**

From: DevelopmentControl
Sent: 09 July 2024 13:46
To: DevelopmentControl
Subject: Comments for Planning Application 24/00926/FUL

Comments summary

Dear Sir/Madam,

Planning Application comments have been made. A summary of the comments is provided below.

Comments were submitted at 09/07/2024 1:45 PM [REDACTED]

Application Summary

Address: 12 Parkhall Road Somersham Huntingdon PE28 3EU
Proposal: Erection of dwelling following the demolition of the existing attached garage.
Case Officer: [REDACTED]

[Click for further information](#)

Customer Details

Name: [REDACTED]
Email: [REDACTED]
Address: [REDACTED]

Comments Details

Commenter Type: Town or Parish Council
Stance: Customer objects to the Planning Application
Reasons for comment:
Comments: Further to the meeting held on the 8th July, Somersham Parish Council agreed to object to this application.
The proposed works would result in overdevelopment of the site, with increased traffic entering and exiting the address.
The proposal is not in keeping with the existing street scene, and also raises issues regarding privacy by overlooking neighbouring properties.

Kind regards

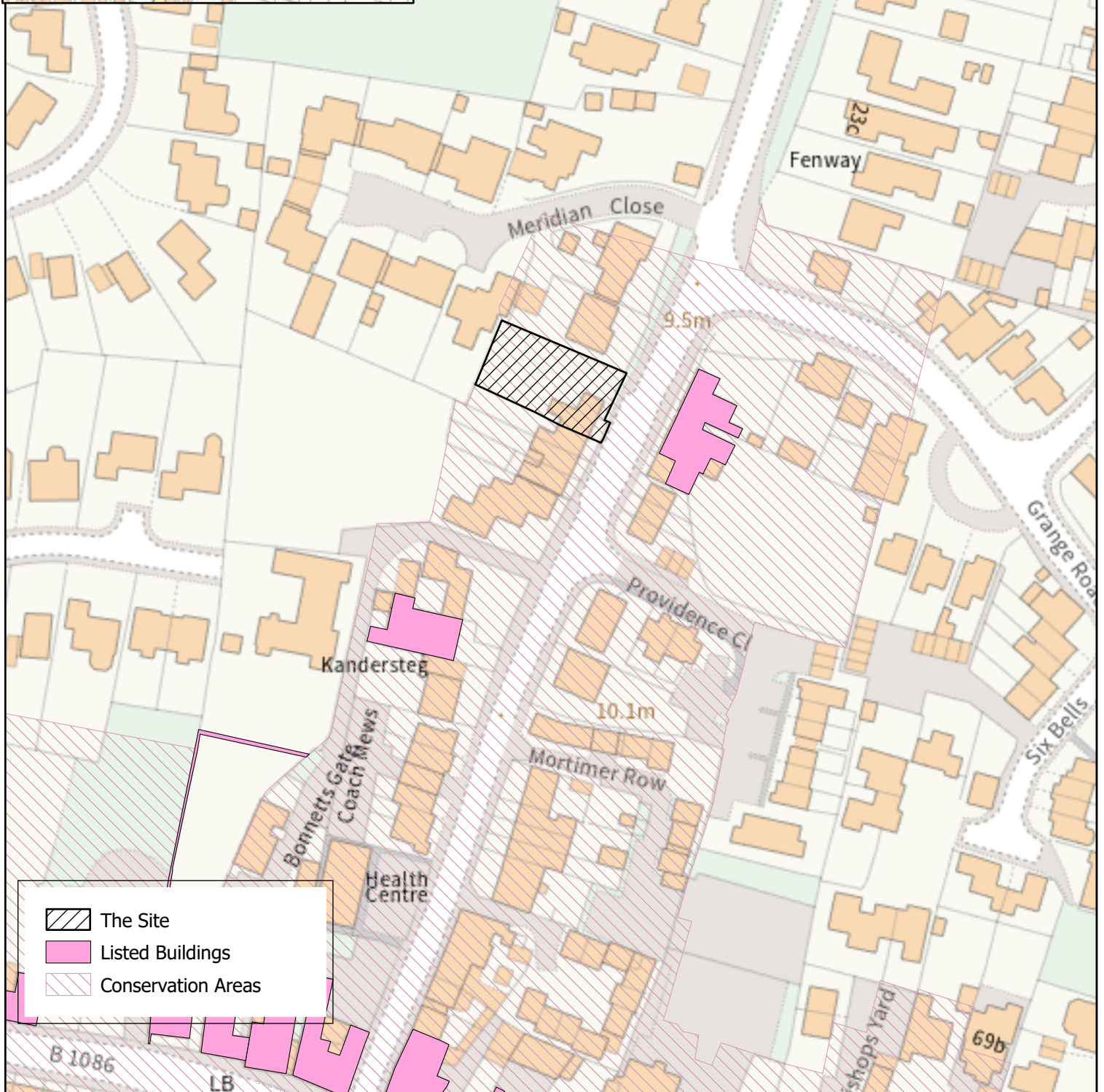
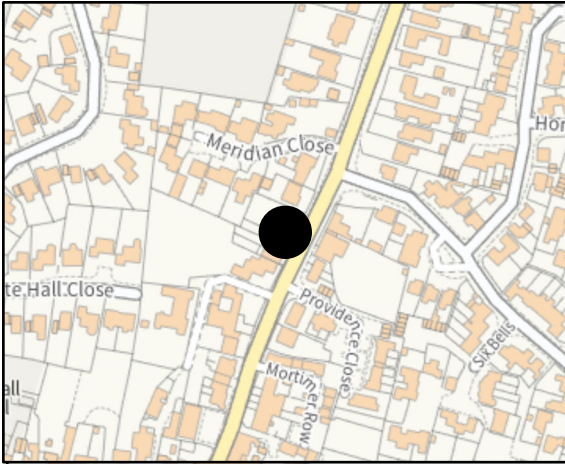
Development Management Committee

Application Ref: 24/00926/FUL



Scale = 1:1,250

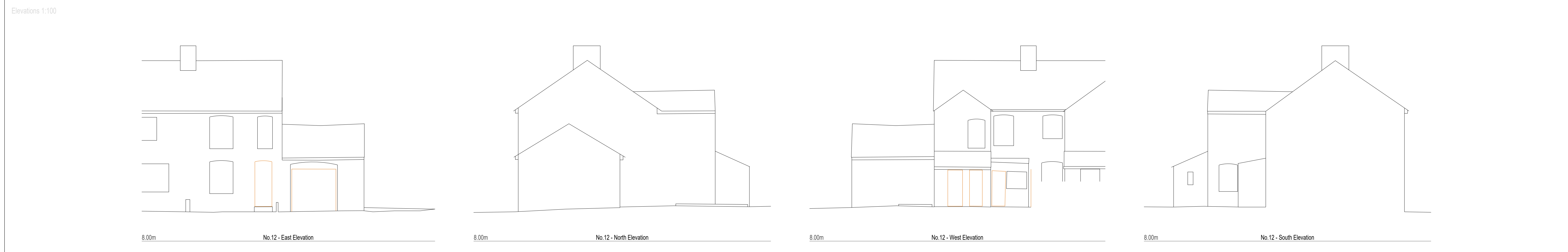
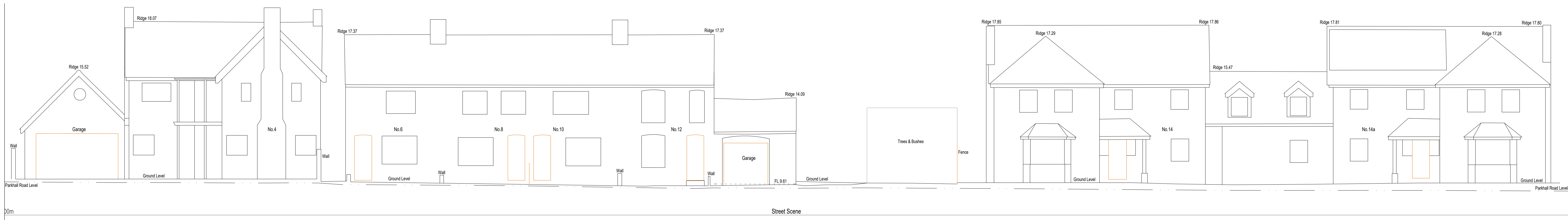
Date Created: 31/07/2024



The Site

Listed Buildings

Conservation Areas



EIP - Electricity Pole
 FH - Fire Hydrant
 FL - Floor Level
 GL - Gully
 IC - Inspection Cover
 KO - Kerb Outlet
 LP - Lamp Post
 MH - Manhole Cover
 MP - Marker Post
 SV - Stop Valve
 TFC - Telecom Inspection Cover
 TP - Telegraph Pole
 UTL - Unable To Lift Cover
 WA - Water Meter
 10.00 - Top Of Fence/Wall Level
 10.00 - Overhead Electricity Cable Level
 10.00 - Overhead Telephone Cable Level

Ordinance Survey Data Shown Plotted in Orange.
 Tree Species Have Been Identified To The Best Of Our Knowledge.
 Verification Of The Species Must Be Sought From An Arboriculturist.
 All Survey Data Shown Has Been Orientated To National Grid With All Levels Related To OD datum unless otherwise stated.
 The Survey Symbols Used To Represent Tree Species Gives An Average Crown Dimension Only.
 Symbols Shown On This Drawing Relating To Services Above And Below Ground Are For Indication Only.
 Chained Survey Data Shown In This Detail Must Be Sought From The Relevant Authority.

Chained Surveys
The Loft
 Unit 3A
 Norm Road
 Bilton Industrial Estate
 Kirtlington
 Cambridgeshire
 PE28 6LW
 Tel: 01453 212790 Fax: 01455 405456
 Internet: www.asi-geomatix.co.uk Email: asi@asi-geomatix.co.uk
 Registered in England and Wales No. 4500737

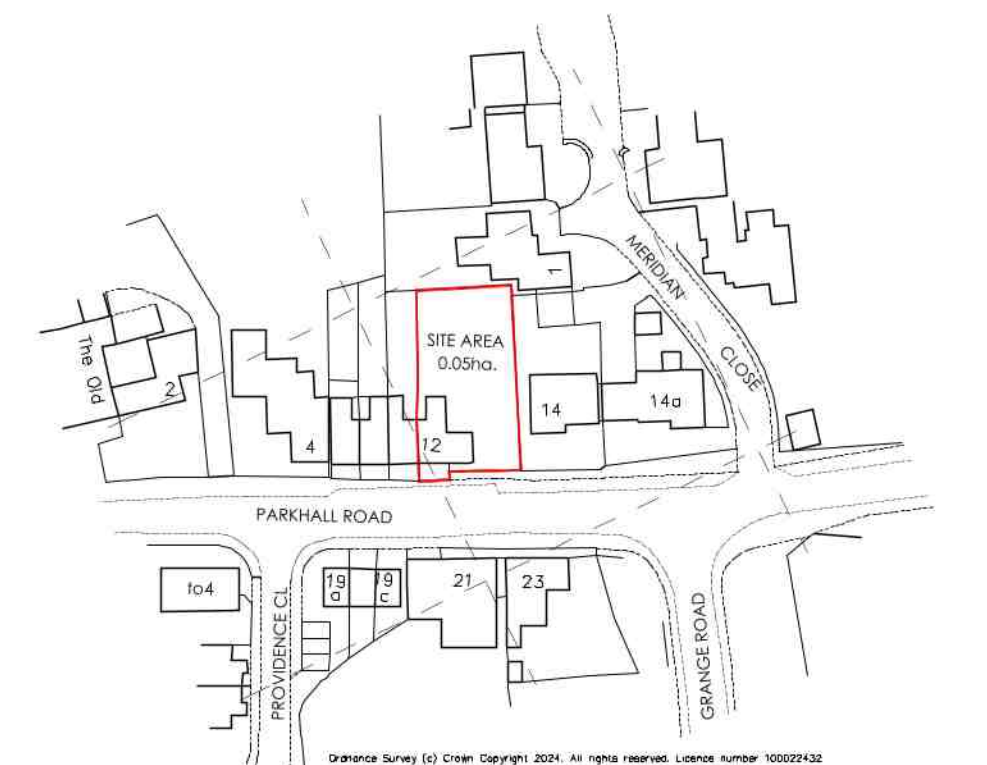
No. 12 Parkhall Road, Somersham, PE28 3EU.
 Street Scene, Elevations & Topographical Survey.
 As Surveyed 05.01.2024.
 Surveyed by: Ian Stancombe
 © Crown copyright and database rights (2024) OS 1000 7560
 Date: 17.01.2024 Drawing Number:
 Scale: 1:10000 @ A0
 Drawn by: Adam Newman
 Checked by: Adam Newman
 Project: ASC.24.035

Legend

- Tarmac
- Grass
- Paving Slabs
- Pavoiurs
- Existing buildings to be demolished
- Existing trees to be retained with tree root protection areas.
- Dwelling access point
- Bin storage area
- 1.2x1.8m LOCKABLE BICYCLE SHEDS
- 3 WHEELIE BIN STORAGE AREA
- MAX. 1in12 RAMP AND LANDING TO PROVIDE LEVEL ACCESS INTO PRINCIPLE ENTRANCE
- EXISTING SPOT LEVELS
- PROPOSED GROUND LEVELS
- PROPOSED HEDGE PLANTING



PROPOSED STREET SCENE



Location Plan 1:1250



NB PARKING FOR No.12 AS EXISTING		
REV	DATE	BY REVISION NOTES
B	02/07/24	NFM Parking revised following Highway comments
A	18/04/24	LJ

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

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Web: www.planningandarchitecture.co.uk

PARTNERS
in PLANNING
and ARCHITECTURE

PROJECT
**PROPOSED DWELLING ADJACENT
No.12 PARKHALL ROAD,
SOMERSHAM,
CAMBRIDGESHIRE. PE28 3EU**

CLIENT
MR. I. STANCOMBE

DRAWING TITLE
PROPOSED BLOCK PLAN

DRAWN BY NFM	SCALE 1:200 @ A1
DATE 24/01/24	SCALE BAR 2.0 4.0 6.0 8.0 10.0 12.0
DWG. No. 23-40-200	REV. B



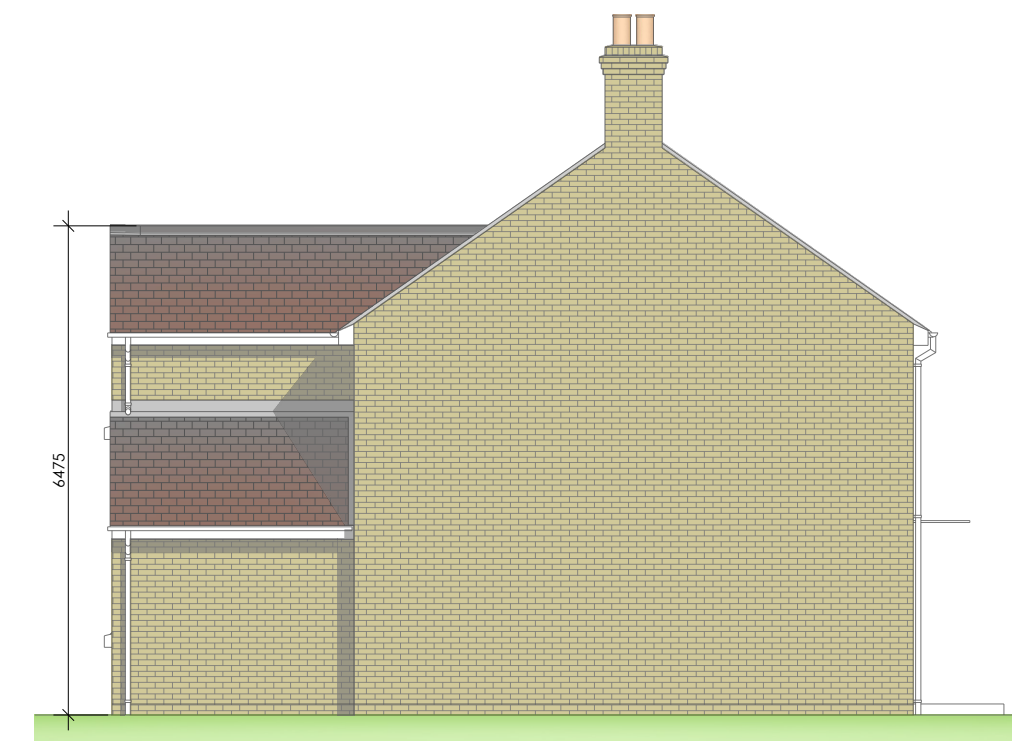
Front (East) Elevation



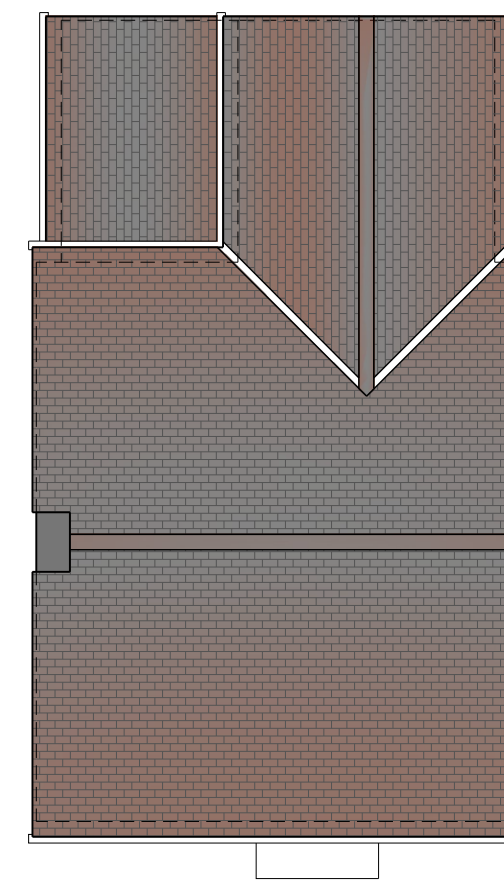
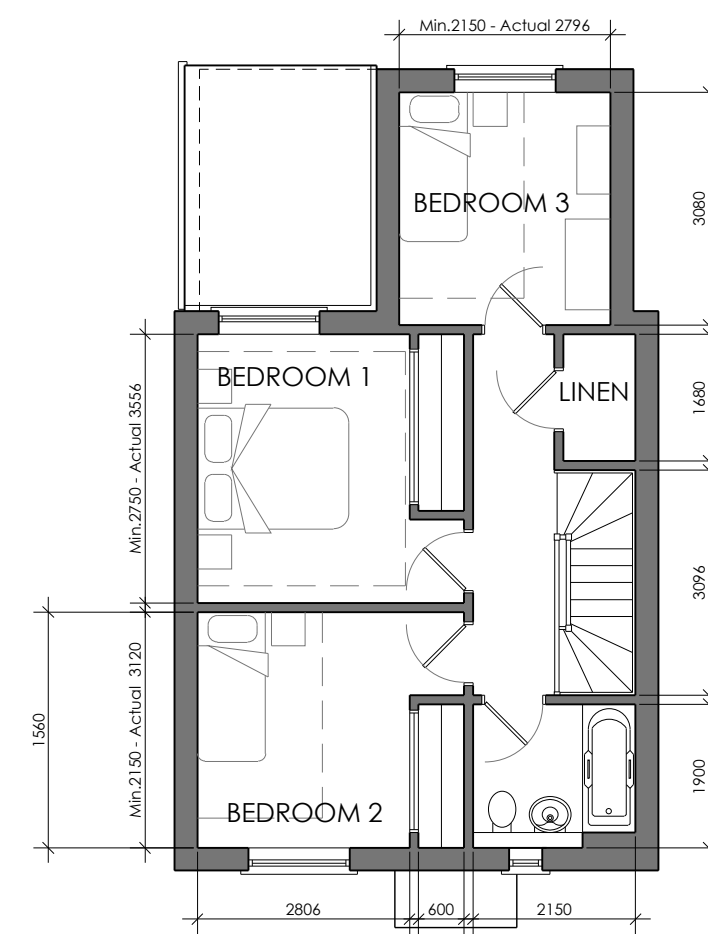
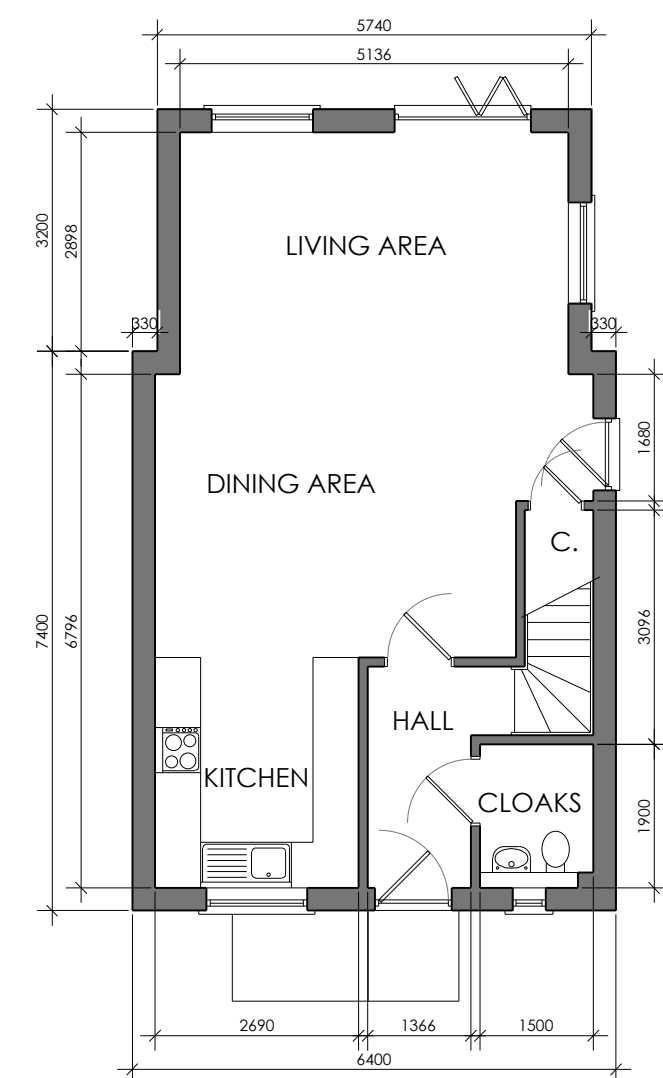
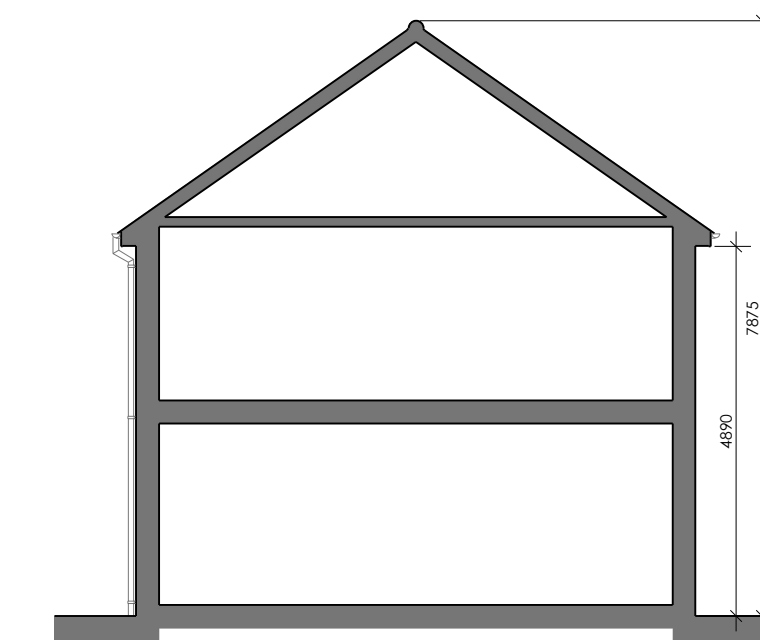
Side (North) Elevation



Rear (West) Elevation



Side (South) Elevation



ACCOMMODATION SCHEDULE											
Number of bedrooms (by floor source)	Number of people	2 Storey		Built in storage		Bedroom 1		Bedroom 2		Bedroom 3	
		Required	Provided	Required	Provided	Required	Provided	Required	Provided	Required	Provided
3	4	84.00	104.25	2.5	3.55	11.50	12.54	7.50	11.00	7.50	8.61

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 above
- 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 7.5m² 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 11.5m²
- 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 1m² 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 0.72m² in a double bedroom and 0.36m² 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

REV	DATE	BY	REVISION NOTES
<p>Suite 2, Clare Hall, St Ives Business Park, Parsons Green, St Ives, Cams, PE27 4WY</p> <p>© COPYRIGHT Tel: 01480 494969 Email: enquiries@planningandarchitecture.co.uk Web: www.planningandarchitecture.co.uk</p> <p>PARTNERS in PLANNING and ARCHITECTURE</p>			
<p>PROJECT PROPOSED DWELLING ADJACENT No.12 PARKHALL ROAD, SOMERSHAM, PE28 3EU</p>			
<p>CLIENT MR I. STANCOMBE</p>			
<p>DRAWING TITLE PROPOSED FLOOR PLANS AND ELEVATIONS</p>			
<p>DRAWN BY NFM</p>		<p>SCALE 1:100 @ A1</p>	
<p>DATE 20/02/24</p>		<p>DWG. No. 23-40-202</p>	
		<p>REV.</p>	