

DEVELOPMENT MANAGEMENT COMMITTEE 18th November 2024

Case No: 24/01323/FUL

Proposal: Proposed change of use of land to residential curtilage and erection of a detached self-build residential annexe.

Location: Land North of Abbots House, Priory Gardens, Chesterton.

Applicant: Mr J Watt

Grid Ref: (E) 512799 (N) 295519

Date of Registration: 9th August 2024

Parish: Chesterton

RECOMMENDATION - APPROVE

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

1. DESCRIPTION OF SITE AND APPLICATION

The application site is located to the northeast of Chesterton and is surrounded by residential development to the south and east. To the west of the application site are agricultural fields and to the north and within the applicant's ownership is an area of woodland.

1.1 The site is not within a Conservation Area but there are some Listed Buildings in the vicinity (discussed in more detail in the proceeding sections of this report). There are no Tree Preservation Orders within or adjacent to the site which is also within Flood Zone 1 as per the most recent Environment Agency Flood Risk Maps and Data.

1.2 This application seeks permission to change the use of a section of land which falls outside of the residential garden/curtilage of the house approved under application reference 18/01689/FUL (the erection of the dwelling) and to erect a single storey residential annexe which would be ancillary to (and recommended to be conditioned as such, in the event that permission be granted) to the host dwelling.

- 1.3 The original permission (ref 18/01689/FUL) removed Permitted Development (PD) rights detailed within the Town and Country Planning (General Permitted Development) (England) Order 2015 for Classes A (extensions), B (roof additions), C (other roof alterations) and E (Buildings within the curtilage) for the dwelling presently under construction.
- 1.4 Officers have scrutinised the plans and have familiarised themselves with the site and surrounding area.

2. NATIONAL GUIDANCE

- 2.1 The National Planning Policy Framework (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 National Planning Policy Framework (December 2023) (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
 - LP9: Small Settlements
 - LP10: The Countryside
 - LP11: Design Context
 - LP12: Design Implementation
 - LP14: Amenity
 - LP15: Surface Water

- LP17: Parking Provision and Vehicle Movement
- LP30: Biodiversity and Geodiversity
- LP31: Trees, Woodland, Hedges and Hedgerows
- LP34: Heritage Assets and their Settings
- LP36: Air Quality

3.2 Supplementary Planning Documents (SPD) and Guidance:

- Huntingdonshire Design Guide Supplementary Planning Document (2017)
- Huntingdonshire Landscape and Townscape SPD (2022)
- Huntingdonshire Strategic Flood Risk Assessment (2017)
- Cambridgeshire Flood and Water SPD (2017)
- LDF Developer Contributions SPD (2011)
- Annual Monitoring Review regarding housing land supply (2020)
- Cambridgeshire and Peterborough Minerals and Waste Local Plan (2021)

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

4. RELEVANT PLANNING HISTORY

- 4.1 18/01689/FUL - The erection of a new family dwelling with garaging and access (Permission)
- 4.2 21/80309/COND- Conditional Information for 18/01689/FUL: C1 (Time Limit), C3 (Materials), C6 (Tree Protection), C8 (Levels), C12 (Ecology) (Details Discharged)
- 4.3 22/00990/S73- Variation of condition 2 of permission - 18/01689/FUL Design Improvements (Refused)
- 4.4 22/02547/FUL- Erection of a detached single storey residential annexe (Withdrawn)
- 4.5 23/01407/S73- Variation of condition 2 (plans) to 18/01689/FUL to amend the design and materials of the approved dwelling and garage (Permission)
- 4.6 24/00694/FUL – Proposed change of use of land to residential curtilage and erection of a greenhouse dome (retrospective) (Pending Consideration)

5. CONSULTATIONS

- 5.1 Chesterton Parish Council recommend refusal. Their comments are available to view in full on HDC's Public Access Site but broadly relate to the following matters:

- *Concerns regarding access to the site.
- *Separation distance to the main house.

- *Concerns that this will be developed into a separate dwelling.
- *Plain appearance of the building.
- *Concern that material details given were unclear.
- *Impact on trees.
- *Wheeled bin storage.
- *Dwelling permitted under tilted balance.
- *Site outside built-up area of village.

It should be noted that the above comments are a combination of those submitted in relation to withdrawn application reference 22/02547/FUL, however, those received on the 06.09.24 (for this application) detailed that the original objections remained valid and that the Parish wished to combine the two.

- 5.2 Cambridgeshire County Council Highways Team –No objections – further details in the proceeding sections of this report.
- 5.3 Tree Officer - No objection subject to a condition regarding a tree protection plan.

6. REPRESENTATIONS

- 6.1 None received at the time of determination.

7. ASSESMENT

- 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 a number of adopted neighbourhood plans, however, there is not an adopted neighbourhood plan in place for Chesterton. Therefore, in this case no neighbourhood plans are given weight in the determination of this application.
- 7.4 The statutory term 'material considerations' has been broadly construed to include any consideration relevant in the

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

7.5 The main issues to consider in the determination of this application are:

- The principle of development (including impact upon the countryside)
- Design and visual amenity
- Impact on heritage assets
- Residential amenity
- Flood risk
- Highway safety and parking provision
- Biodiversity
- Impact on Trees

The principle of the development including impact on the countryside

7.6 The application site is located to the northeast of Chesterton. The application seeks to extend the residential garden/curtilage permitted with application ref 18/01689/FUL by changing the use of the agricultural land and erecting an ancillary one-bedroom annexe to the north-east of the approved dwelling. A site visit reveals the greenhouse dome (subject to the separate application ref 24/00694/FUL) to already be in place with the annexe to be located in a linear alignment to the west of the dome. Whilst not defined by boundary treatments (at the time of the visit) the land appears to have been cleared and it is not characteristic of its previous agricultural land use. There was paraphernalia associated with the ongoing construction (of the approved dwelling) and signs of domesticity.

7.7 Chesterton is defined as a Small Settlement under Policy LP9 of the Local Plan to 2036 and this is therefore the starting point for assessment.

7.8 Policy LP9 states that a proposal that is located within a built-up area of a Small Settlement will be supported where the amount and location of development proposed is sustainable in relation to the:

a. level of service and infrastructure provision within the settlement;

b. opportunities for users of the proposed development to access everyday services and facilities by sustainable modes of travel including walking, cycling and public transport;

c. effect on the character of the immediate locality and the settlement as a whole.

The built-up area is defined in the Local Plan as a distinct group of buildings that includes 30 or more homes. Land which relates more to the group of buildings rather than to the surrounding countryside is also considered to form part of the built-up area.

7.9 In this case, the site was formerly associated with the residential curtilage of Abbots House and hosted a tennis court with fencing and ancillary buildings prior to the erection of the dwelling. Guidance within Local Plan paragraph 4.8 (built-up areas definition) states the grounds that relate closely to the buildings, for instance formal gardens, ancillary parking and hard tennis courts would be considered within the built-up area. However, in this instance north of the permitted dwelling and its residential curtilage, the application site comprises an area of rough grass, trees, some domesticity and the dome greenhouse. Guidance in paragraph 4.85 states that agricultural land, woodland, meadow where the character of the land primarily relates to the countryside is excluded from the built-up area. Subsequently the application site is not considered to be within or well related to the settlement of Chesterton and therefore located in the countryside. As such, Policy LP10 of the Local Plan (The Countryside) is considered relevant in establishing the principle.

7.10 Policy LP10 of the Local Plan states that development in the countryside will be restricted to the limited and specific opportunities as provided for in other policies of this plan and that all development in the countryside must:

a. seek to use land of lower agricultural value in preference to land of higher agricultural value:

i. avoiding the irreversible loss of the best and most versatile agricultural land (Grade 1 to 3a) where possible, and

ii. avoiding Grade 1 agricultural land unless there are exceptional circumstances where the benefits of the proposal significantly outweigh the loss of land;

b. recognise the intrinsic character and beauty of the countryside; and

c. not give rise to noise, odour, obtrusive light or other impacts that would adversely affect the use and enjoyment of the countryside by others.

- 7.11 In terms of part a of LP10, the land in question is classed as Grade 3 agricultural land (as is the majority of the surrounding land on which the residential development forming this section of Chesterton is located) and this proposal would involve bringing it into the residential garden/curtilage. Whilst this would result in the loss of the land, aside from the land occupied by the annexe it cannot reasonably be considered to be an irreversible loss. Further, should Members choose to support the application, a condition limiting permitted development rights (in relation to additional structures) is recommended to be added to the permission. The condition and current status of the land (as described in the preceding sections of this report) should also be considered. Overall, it is not considered that the proposal would result in a level of harm which would justify a refusal based upon part a) of LP10.
- 7.12 In regard to part b of LP10, the site is located within the Northern Wolds character area as identified in the Huntingdonshire Landscape and Townscape SPD (2022). Development in the Northern Wolds should protect and enhance the distinctive characters of the valley and plateau landscapes through maintenance of field patterns and long-distance views from the upland areas and protection of ancient hedgerows and oak trees within the valleys. In this respect, it must be acknowledged that extremely limited views of the site are afforded from any publicly accessible land. There are no rights of way for example and boundary treatments formed of trees/hedgerow to the north of the site. The proposed building would be small in scale, (being single storey only), is of a scale proportionate to the main dwelling and surroundings and would be read within the setting of the surrounding buildings and appear subservient to them. As detailed in the preceding sections of this report, the land in question already has a domestic character and does not appear openly characteristic of the surrounding countryside. Should Members choose to support the proposal, a condition is recommended to be attached to the permission to secure the building as ancillary to the host dwelling in order to prevent improper independent use which could prove contrary to part b.
- 7.13 In terms of part c), it is not considered that the change of use of the land which is relatively minor in relation to the extent of the wider plot or the provision of a one-bedroom ancillary annexe to the main dwelling would give rise to any of the factors detailed in part c of LP10.
- 7.14 Overall, having regard to the above assessment, subject to Conditions, the development is not considered to be harmful to the character or appearance of the area. It therefore accords with Policy LP10 of the Local Plan to 2036 and is therefore acceptable in principle subject to compliance with other material

planning considerations and conditions.

Design and visual amenity

- 7.15 Whilst the change of use of the land has the potential to impact the character of the area, as discussed above, the overall impacts of this are considered to be minimal and can be controlled by condition. Therefore, an assessment of the built development (the annexe) is the main focus in this respect.
- 7.16 The annexe is a single storey 'L-shaped' building providing one bedroom, bathroom and combined living/dining and kitchen area and the applicant has confirmed that it is intended for use by his mother. It is located approx. 20 metres north-east of the main dwelling and has a footprint of approx. 41m². It has a dual pitched roof with overall height of approx. 3.3 metres. The concerns of the Parish Council (in relation to the separation from the main dwelling) are noted, however, whilst it is approx. 21 metres away it is linked by a path and, given the scale of the land under the applicant's ownership this is not considered wholly irregular. Further, the protection via the ancillary use condition should help prevent any improper use. It should also be noted that these comments related to the original application but the revised comments fail to acknowledge this change.
- 7.17 In terms of material finish, the Parish Council raise concerns regarding the use of render and a 'white building'. However, the render proposed 'Traffic White' is in fact cream in colour as opposed to brilliant white and would contrast well with the other external materials and glazing. Similar materials were approved for the dwelling (21/80309/COND) and so these are not out of character with the site and surroundings. Further, given the scale and location of the building the impact on the wider surroundings would be neutral.
- 7.18 In terms of use, it is acknowledged that there are concerns regarding this and opportunities for the annexe to be used as a separate unit. It is accepted that this would be a completely different assessment and would have the potential to negatively impact the character of the area. As discussed previously, in the event that Members choose to support the application a condition is recommended to be imposed to secure the annexe as ancillary accommodation meaning that it should always remain linked to the residential use of the dwelling and cannot be separately let or disposed of or used for any commercial enterprise. A condition limiting permitted development rights (in terms of further outbuildings on the land) would also afford further protection. A condition regarding boundary treatment is also recommended.
- 7.19 Overall, subject to conditions the development is considered to be acceptable in terms of design and visual amenity and

therefore accords with Policies LP11 and LP12 of the Local Plan to 2036 in this regard.

Impact upon heritage assets

- 7.20 As detailed in the preceding sections of this report, whilst the site is not within a Conservation Area it is within the setting of some Listed Buildings namely the Grade II Listed Stable House and The Priory and Grade I Listed St Michaels Church.

Section 66 of the Planning (LBCA) Act 1990 states that in considering whether to grant planning permission for development which affects a listed building or its setting, the local planning authority shall have special regard to the desirability of preserving the building or its setting or any features of special architectural or historic interest which it possesses.

Para. 205 of the NPPF sets out that 'When considering the impact of a proposed development on the significance of a designated heritage asset, great weight should be given to the asset's conservation (and the more important the asset, the greater the weight should be). This is irrespective of whether any potential harm amounts to substantial harm, total loss or less than substantial harm to its significance'.

Para. 206 states that 'Any harm to, or loss of, the significance of a designated heritage asset (from its alteration or destruction, or from development within its setting), should require clear and convincing justification'

Local Plan policy LP34 aligns with the statutory provisions and NPPF advice.

- 7.21 In this case, the Grade II Listed Buildings are in excess of 80 metres away and the Grade I Listed 150 metres. Therefore, given the scale of the proposed building, the secluded nature of the site and this separation, there is considered to be no impact on the setting or significance of nearby designated heritage assets and the development therefore accords with Policy LP34 of the Local Plan to 2036 in this regard.

Residential Amenity

- 7.22 Policy LP14 of the Local Plan to 2036 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." In this case, given the scale and location of the annexe and the separation to adjacent dwellings and land there

are considered to be no concerns with regard to overbearing impacts, overshadowing, loss of light, overlooking or loss of privacy.

- 7.23 In terms of the future occupants of the annexe, there is natural light to all habitable rooms and good connectivity with the main house. Officers note that the Parish Council has raised concerns with the storage of wheeled bins. However, whilst storage for bins is suggested in the submitted Design and Access Statement, as an annexe this is parasitical to the main dwelling and therefore will not be expected to have separate provision for such matters.
- 7.24 Overall, the development is (subject to conditions) considered to be compliant with Policy LP14 of the Local Plan to 2036.

Flood risk

- 7.25 The site is located within Flood Zone 1 and classed as minor development as per the NPPF (2023). Development of this nature is acceptable in Flood Zone 1 and no further justification in terms of flood risk is required. In terms of surface water, it is not considered that a development at the scale proposed on land to which there is currently no control would result in significant harm (particularly given the permeability of the surrounding land). Overall, the development is acceptable in terms of its approach to flood risk and surface water and therefore accords with Policies LP5 and LP15 of the Local Plan to 2036.

Highway safety

- 7.26 There is no change to the way that vehicles enter or leave the site and it is not considered that the increased scale of the site and provision of an ancillary annexe would result in a level of intensification which would render it harmful. The Parish Council have raised concerns about the suitability of the access for one dwelling (dating back to the earlier approval) thus resulting in harmful intensification. Officers rely on specialists for advice on such matters and, in this case, Cambridgeshire County Council as the Local Highways Authority have been consulted. Having reviewed the submitted detail they raise no objections observing that whilst no details of the dimensions or visibility of the access have been provided the access has previously been deemed acceptable for a single dwelling (and any use above that would not be supported), in this case the annexe is ancillary to the host dwelling (and can be secured by condition) and on this basis they raise no objections.
- 7.27 Overall, on the basis of the above assessment alongside the advice of specialists, the development is considered to be acceptable in terms of its impact on highway safety and therefore accords with Policy LP17 of the Local Plan to 2036 in this regard.

Biodiversity

- 7.28 Policy LP30 of the Local Plan to 2036 states that “a proposal will ensure no net loss in biodiversity and achieve a net gain where possible.” As a domestic annexe building it is also exempt from biodiversity net gain regulations. It is not considered that the change of use of the land (given its current condition) would prove harmful in terms of biodiversity and this can reasonably be off-set by enhancements such as bat and bird boxes etc and these are indicated on the submitted plans and shall be secured by condition. Given the location of the site, a further condition to prevent external lighting is also considered prudent in the event that Members choose to support the proposal.
- 7.29 Having regard to the above, the proposal is considered to be acceptable in terms of biodiversity impacts and broadly accords with Policy LP30 of the Huntingdonshire Local Plan to 2036.

Impact on trees

- 7.30 There are some trees within and surrounding the vicinity of the application site and some of these are identified on the submitted proposed plan. The proposed annexe would not encroach into the root protection areas or canopies or any nearby trees. No details of tree protection measures have been provided. The Tree Officer has been consulted and raises no objection subject to a condition regarding a tree protection plan. Therefore, it is recommended if Members are minded to approve the application that tree protection details are secured by condition.
- 7.31 Therefore the proposal is considered to be acceptable in terms of impact on trees and in accordance with Policy LP31 of the Local Plan.

Other Matters

- 7.32 The applicant has confirmed that the annexe is for his mother and that a functional link would exist between the annexe and the existing house. The annexe would share amenity space with the existing dwelling. No separate vehicular access or parking is proposed for the annexe. Officers note the positioning of the annexe within the proposed extended garden contributes to the ancillary nature of the proposal. As mentioned above, the ancillary nature of the annexe can be secured by condition.

Conclusion

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

- 7.34 The principle of development is considered acceptable against the aims and objectives of Policies LP10, LP11 and LP12 of the Huntingdonshire Local Plan to 2036.
- 7.35 The siting, size and relationship of the land to the adjacent dwelling and wider countryside would not result in unacceptable harm, due to the loss of agricultural land or to the intrinsic character and beauty of the wider countryside.
- 7.36 The siting, scale and design, of the annexe does not cause visual harm in the proposed extended residential garden/curtilage and would not result in visual harm to the wider countryside setting.
- 7.37 The proposal would be acceptable in regard to impacts on designated heritage assets, flood risk, surrounding residential amenity and biodiversity.
- 7.38 Having regard for 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 conditions to include the following

- Time limit
- Plans
- Materials
- Ancillary use
- Removal of PD rights
- Boundary treatment
- Lighting scheme
- Tree Protection details

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CONTACT OFFICER: Kevin Simpson

Enquiries kevin.simpson@huntingdonshire.gov.uk

Dear Sirs:

As requested, I am pleased to submit the observations of Chesterton Parish Meeting ('CPM') on Planning Application 24/01323/FUL which is more or less a re-submission of 22/02547/FUL. Thus our observations on that Application remain valid for this one, as do our observations on the allied Application 24/00694/FUL, relating as they do to the same location. They should therefore be read in their entirety, but we summarise our comments below.

We take the Application to cover:

- change of land use from agricultural to residential
- the construction of an annexe (colloquially a 'granny annexe') to the north of the "main residence" currently under construction at the south end of Field No7916

The entire proposed development area (Field No7916 in the early 1970's OS map) is an overgrown orchard originally established sometime before 1886. It is now largely deforested at the southern end, but most of the remaining 4 acres is planted with mature trees.

At some time in the past - probably in an earlier Local Plan, or in one of its supplementary documents - HDC published a plan which set a boundary for the curtilage of the village's built up area, and this ran along the watercourse behind the houses in the first part of Oundle Road and thus it excluded Field No 7916 altogether. Other than the accepted planning variation⁽¹⁾ of this at the very southern end of the site, we still hold to this boundary as a guiding principle. So to us the greater part of Field 7916 is excluded from any development.

[⁽¹⁾ The main dwelling itself was only approved during the temporary application of the 'tilted balance' [a relaxing of planning regulations], otherwise its building would have contravened the Local Plan].

Consequently, as positive Planning Applications relating to this site are of such recent date, it remains a 'controversial' site, and any additional proposals are 'sensitive' to neighbouring householders.

Material Planning Considerations

The problems of access and egress to the site of the main residence (down the narrow and tortuous track from Oundle Road) were a major part of the objections to the Application for the building of that residence, to the extent that the consent limited access and egress to just this house and proscribed any from The Abbots House or Priory Gardens. By describing the new building as an "annexe", it might permit the applicants to treat both buildings as one household, whereas access onto the Oundle Road has only so far been permitted for the vehicles of one house.

The newly proposed annexe has all the same deficiencies of access, which are exacerbated by it having no direct vehicle access itself; certainly not beyond the

main house, some 60m away; a somewhat inhumane situation if our hypothetical 'granny' is also disabled. In reality the tortuous access to the entire site does not, in our opinion, support safe vehicle movements from more than one elite residence here (the one already with consent).

The OED defines the word "annexe" to suggest a relationship between things which are contiguous or in extremely close proximity. The distance between the two buildings at the heart of this Application leads us to query if "annexe" is really appropriate in this case.

Furthermore, the extreme northern location begs the question, "why, considering the large size of the building plot does the proposed annexe have to be build so far away from the main residence", and to which it seems only tenuously connected by 60m of footpath ? There seems to be no obvious reason why 'urbanisation' should be pushed this far north, especially as the distance will become more tiresome as 'granny' gets older. One might posit the view that the proposed annexe looks suspiciously like the core of another prospective main residence, and only needs to be doubled in size in order to create another such residence.

The proposed annexe appears to be devoid of any architectural ornamentation, making it extremely plain and utilitarian (indeed, if the windows were smaller it might easily be mistaken for an ablution block on a camp site). We appreciate that it's in a very isolated position, but surely a brilliant white external finish is rather garish in a predominantly green orchard/mature tree setting. Perhaps some more natural and sustainable materials, such as timber cladding would find a more appropriate use here.

Isolated it might be, but there are still neighbours, and the proposed annexe would seem to be a prime candidate in the debate over perceptions of, or degrees of, overlooking and the perceived intrusion of privacy. As with other planning applications in this immediate area we have to admit that there is bound to be a degree of what one might call 'mutual overlooking' between the elite residences. However, the degree of overlooking, loss of privacy etc is something which can only be assessed on the ground, preferably by the Case Officer whilst making the official site visit.

The proposal to plant a small number of trees/shrubs in a slight arc on the eastern side of the proposed annexe may provide some screening once they are mature, and is laudable in that respect. But might not development here have a deleterious affect generally on the growing trees (considering their usually large root systems) ?

Finally, what is our hypothetical 'granny' to do with her three wheeled-bins in respect of storage and collection ?

Details of this Application have been submitted to members of our Standing Committee and their comments have been mixed. We have had representations made to us by close neighbours canvassing support for their opinions. We have merged these (as well as we can) into the foregoing observations. Nevertheless, we collectively continue to recommend 'refusal'.

Yours faithfully

[REDACTED]

Clerk, Chesterton Parish Meeting

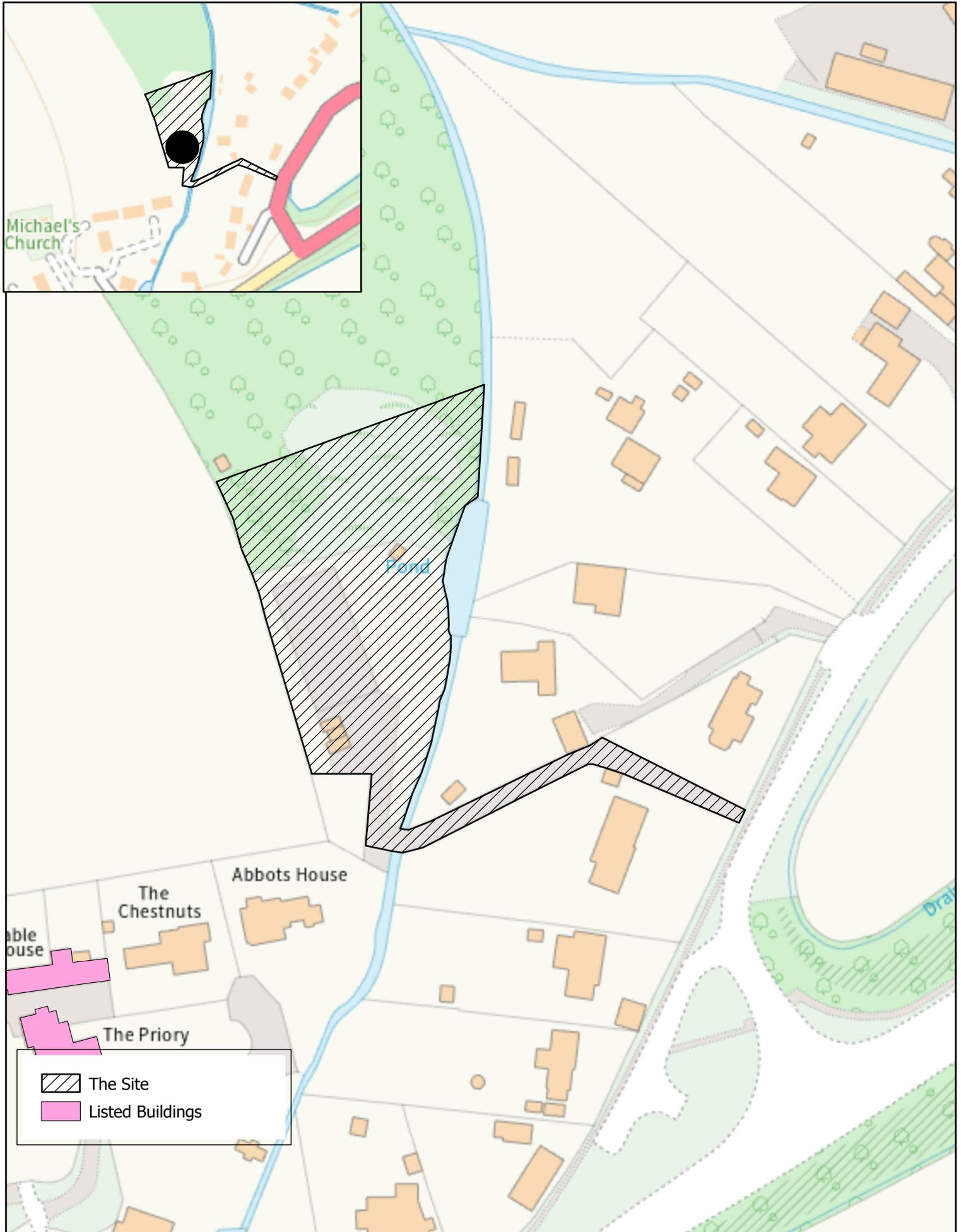
Development Management Committee

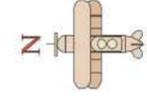
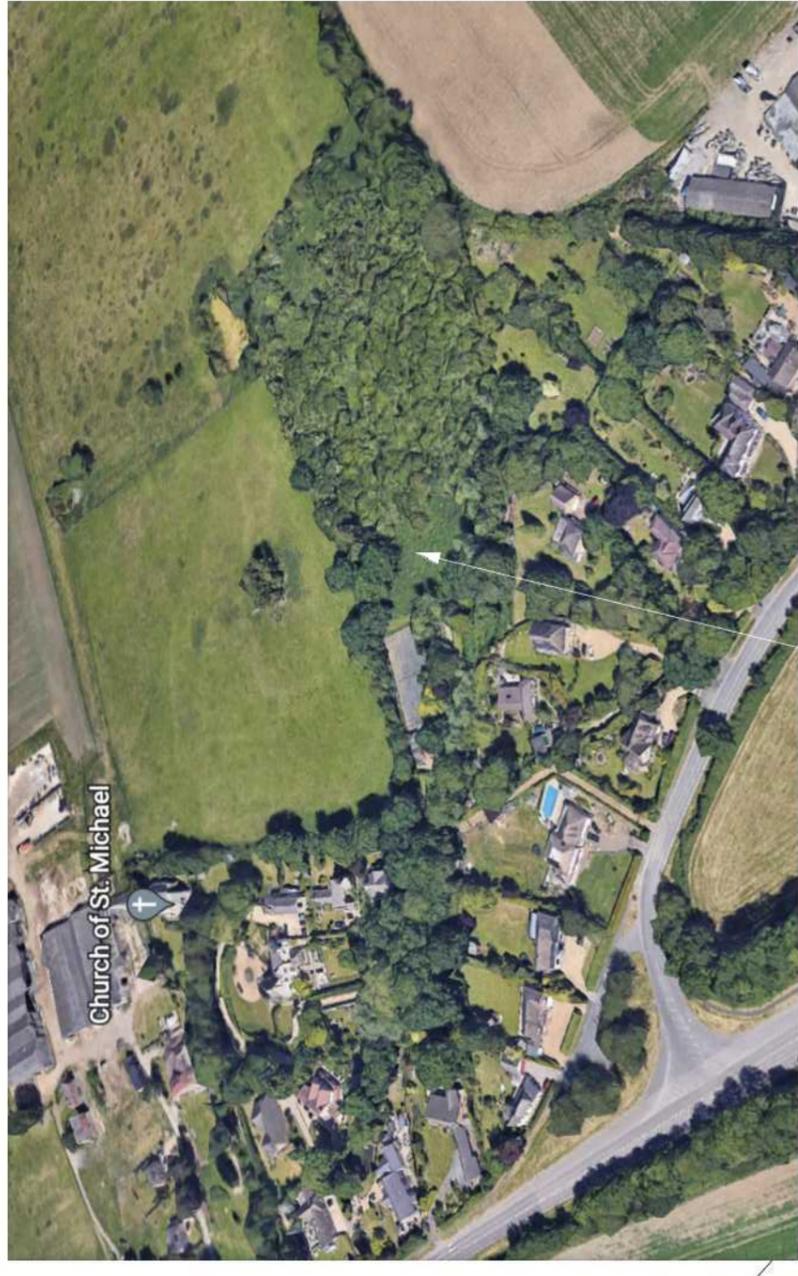
Application Ref: 24/01323/FUL



Scale = 1:1,250

Date Created: 06/11/2024





100.000m

100.000m

4600 sq m



Abbots House



NOTES
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All works and materials are to be in full accordance with current British Standards, Building Regulations, Agreement Certificates and Manufacturers printed instructions.
All Building Regulations inspections are to be carried out at the appropriate stages of work.

John Dickie Associates
Chartered Building Engineers
5, Victor Way, Cherry Holt Road,
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Tel 07778 297733 jda@ndirect.co.uk

Proposed Change of Use of Land to Residential
Curtilage and Erection of a Detached Residential
Annexe at ;

Land North of Abbots House Priory Gardens
Chesterton, Peterborough

Drawing Title : LOCATION PLAN - ANNEXE

Client : Mr James Watt

Date August 2024

Scales 1 to 1250 at A3 Portrait

Drawing No JDA/2024/655/OS/001

PLANNING CONSENT COMPLIANCE

The soft landscaping scheme shall be carried out as approved no later than the first planting season following the occupation of the dwelling to which it relates or the completion of development, whichever is the earlier. The management plan shall be implemented in accordance with the details contained therein.

Any trees, shrubs or hedges forming part of the approved landscaping that die, are removed, become diseased or unfit for purpose (in the opinion of the LPA) within five years of the implementation of the landscaping scheme shall be replaced during the next available planting season by the Developers, or their successors in title with an equivalent size, number and species being replaced. Any replacement trees, shrubs or hedges dying within five years of planting shall themselves be replaced with an equivalent size, number and species.

Thereafter the planting scheme shall be carried out in accordance with the approved details at the first available planting season.

INSPECTION CHAMBERS

Generally, underground quality proprietary UPVC 450mm diameter inspection chambers to be provided at all changes of level, direction, connections and every 45m in straight runs. Inspection chambers to have bolt down double sealed covers in buildings and be adequate for vehicle loads in driveways.

Inspection chambers to be located as shown on drawings.

Exact depth and size to be agreed on site with Building Inspector.

For chambers with inverts of less than 900mm use Hepworth performed polypropylene chambers or equal approved.

Other chambers to be formed in brickwork.

Inspection chambers with inverts greater than 900mm to be purpose built as follows:

- 225mm thick brick walls in semi-engineering brick laid in English Bond. Bricks with frogs to be laid with frogs uppermost.
- Heavy duty covers and frames in roads and parking areas, medium duty elsewhere.
- Joints to be formed with waterproof mortar and to be flush and smooth.
- Walls to be built of minimum 150mm thick concrete base and dimensions not less than outside dimensions of chamber.
- Exact depth and size of chambers to be agreed on site with Building Inspector.
- Back inlet gullies to be bedded and surrounded in 150mm concrete. Gullies to be roddable.
- Connection to off site sewers to Local Authority details.

Manhole Covers and Frames:

The manhole covers and frames for roads shall be the heavy duty cast iron non-rocking three point suspension type, constructed in low triangular section and linked together with mild steel bolts, all in accordance with BS 497 (Grade A). They shall be to BS Ref: MA60 or have a 600mm x 600mm clear opening and be either Drainage Castings "Silent Knight" range, cast iron No. DC5037 (Broads No. 70C) or ductile iron No. DC5050 or Stanton and Staveley "Chiefman" ductile iron SSI18 or Drainage Castings "Dreadnought" range ductile iron No. DC50553.

The medium duty pattern manhole covers and frames for firm off roads shall be of cast iron and weigh not less than 100kg (2cwt), all in accordance with BS 497 (Grade B).

They shall be of the circular type to give clear opening of 600mm (24") or may alternatively be to BS Ref: M82 - 600/60 with 600mm x 600mm clear opening.

NOTES

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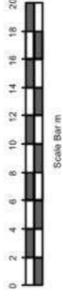
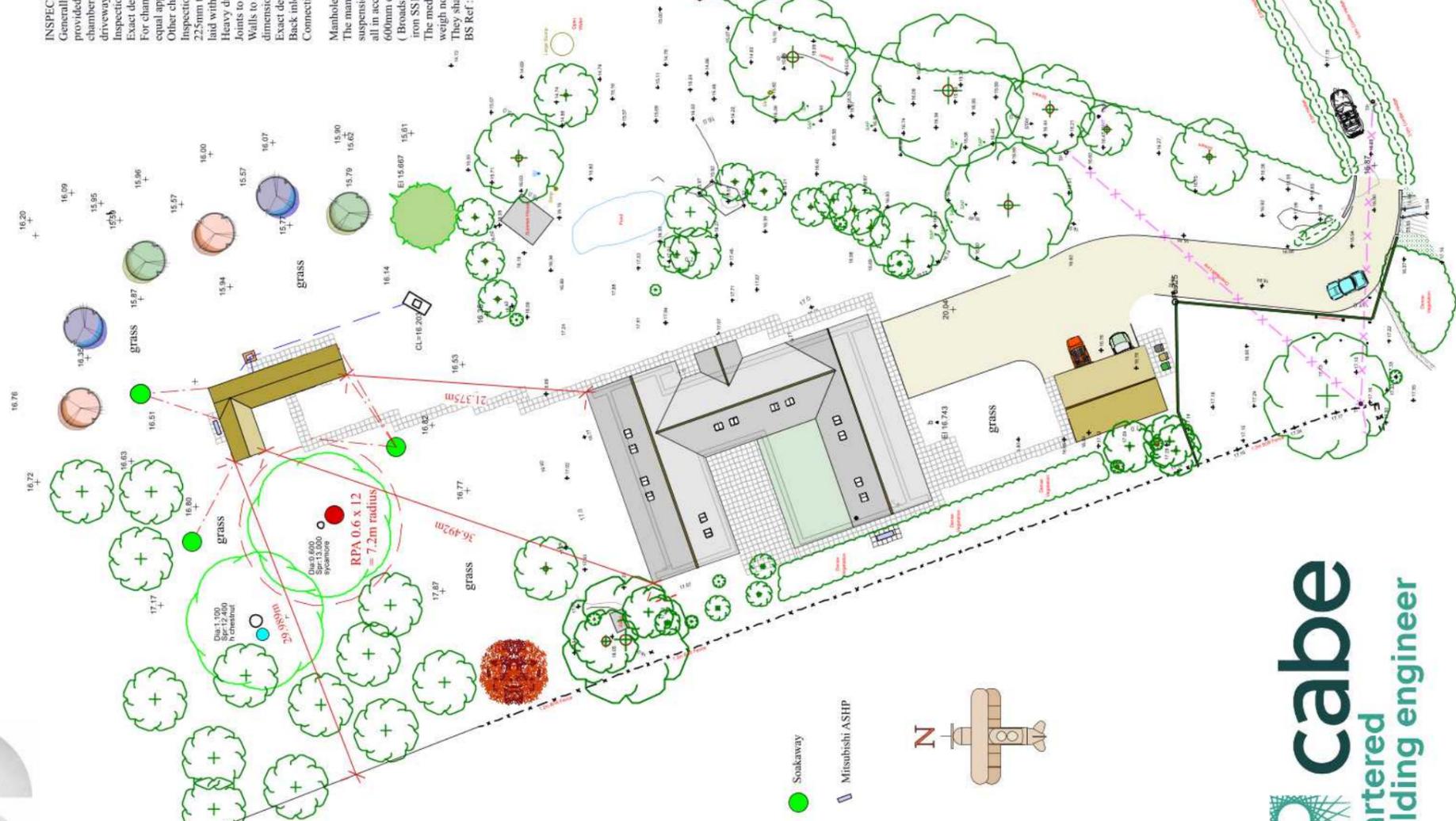
The Contractor is to check all dimensions on site and report any discrepancies PRIOR TO commencing work.

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All Building Regulations inspections are to be carried out at the appropriate stages of work.

All plants shall conform to BS 3936 and be in accordance with the National Plant Specification. Supplying nurseries shall be registered under the HTA Nursery Certification Scheme. All plants shall be packed and transported in accordance with the Code of Practice for Plant Handling as produced by CPSE. Planting shall not be carried out when the ground is waterlogged, frost bound or during periods of cold drying winds. All bare root stock shall be root dipped in an approved water-retained polymer. All stock to be of native provenance. If topsoil depths are inadequate the contractor should inform the contract administrator.



2H Schwegler Robin Box



Schwegler 2F Bat Box



Tree planting should ideally be carried out between October and March. Mark out the estimated spread of roots, adding an extra 30-60cm (1-2ft). Excavate to the depth of the root ball and spread the soil around the tree. Place the plant in the hole, checking that the roots can be spread out fully. Where necessary, adjust the size of the planting hole. The correct planting depth will place the soil around the tree level with the planting site. Firm around the plant carefully to eliminate air pockets as the planting hole is filled. Specimen trees will require staking or guying for a year or two after planting until established to prevent wind rock.

1. **Acer campestre Field Maple** Accra 8-10cm CG
 2. **Betula pendula Silver Birch** Be.pe 8-10cm CG
 3. **Malus sylvestris Crab Apple** Ma.sy 8-10cm CG Rootstock M29
 4. **Prunus avium Wild Cherry** Pr.pa 8-10cm CG Rootstock M29
 5. **Sorbus aucuparia Rowan** So.au 8-10cm CG
 6. **Prunus sp. Pear** Pr.sp 8-10cm CG
 7. **Fagus sylvatica Beech** Fa.sy 8-10cm CG
 8. **Populus tremula Aspen** Po.tr 8-10cm CG
 9. **Quercus robur Oak** Qu.ro 8-10cm CG
 10. **Sorbus aria** Sor.ar 8-10cm CG
 11. **Acer davidii** (Pere David's Maple) 8-10cm CG
 12. **Acer rubrum** (Red Maple) 8-10cm CG
 13. **Crataegus Laevigata (Paul's Scarlet)** 8-10cm CG
 14. **Malus sylvestris** (Wild Crab Apple) 8-10cm CG
 15. **Prunus avium** (Wild Cherry) 8-10cm CG Rootstock M29
 16. **Pinus sylvestris** (Scots Pine) 8-10cm CG
 17. **Quercus ilex** (Evergreen Oak) 8-10cm CG
 18. **Quercus robur** (English Oak) 8-10cm CG
 19. **Sorbus aucuparia** (Joseph's Coat) 8-10cm CG
 20. **AJG Apple 'James Grieve'** 8-10cm CG
 21. **AWP Apple 'Worcester Pearmain'** 8-10cm CG
 22. **CS Cherry 'Stella'** 8-10cm CG
 23. **DM Damson 'Merryweather'** 8-10cm CG
 24. **PBH Pear 'Beurre Hardy'** 8-10cm CG
 25. **PC Pear 'Conference'** 8-10cm CG
 26. **PWB Pear 'Worcester Black'** 8-10cm CG
 27. **PIPE Plum 'Pershore Emblem'** 8-10cm CG
 28. **PIPP Plum 'Purple Pershore'** 8-10cm CG
 29. **Tilia cordata x mongolica 'Harvest Gold'** 12-14cm girth containerised root stock.
- All fruit trees to have M9 Rootstock unless otherwise notes.

LEVEL DWELLING APPROACH

Provide a level approach to the principle entrance door no steeper than 1:20 and at least 900mm wide, with cross falls no greater than 1:40. Approach surface material to be firm and non slip, capable of supporting the weight of a wheel chair and its user (loose material such as gravel and shingle would not be unsuitable).

ACCESSIBLE LEVEL DOOR THRESHOLDS INTO THE BUILDING

Entrance door to have an accessible level threshold provided with a weather bar (maximum height 15mm) with suitable drainage channel. Landings to have a fall of 1:40-1:50 away from the door. Principle entrance door to have a minimum 775mm clear opening between the door leaf and doorposts.

- Fagus sylvatica Beech Fa.sy 8-10cm CG
- Acer campestre Field Maple Ac.ca 8-10cm CG
- Crataegus Laevigata 'Pauls Scarlet' 8-10cm CG
- PWB Pear 'Worcester Black' 8-10cm CG
- AJG Apple 'James Grieve' 8-10cm CG
- Tilia cordata x mongolica 'Harvest Gold' 12-14cm girth containerised root stock.

John Dickie Associates
Chartered Building Engineers
5, Victor Way, Cherry Holt Road,
Bourne, Lincs PE10 9PT
Tel 07778 297733 jda@ndirect.co.uk

Proposed Detached Dwelling and Garage at
Land North of Abbots House Priory Gardens
Chesterton, Peterborough

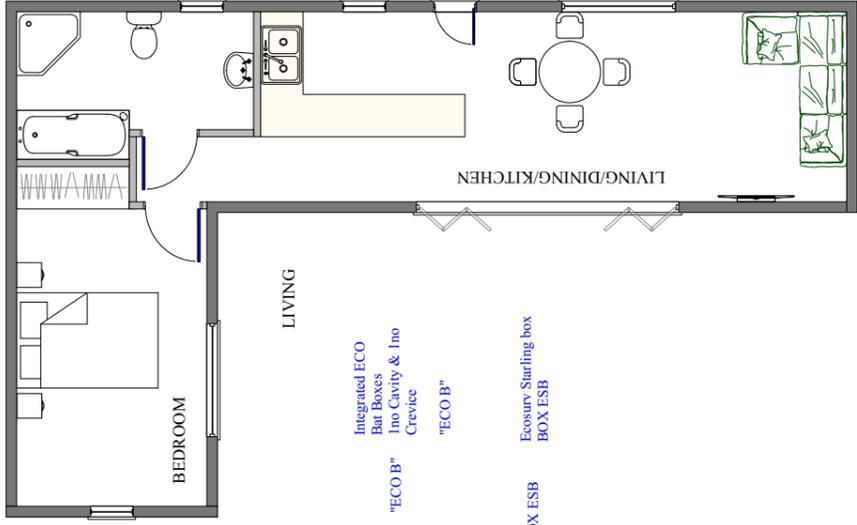
Drawing Title : Site Layout - Annexe

Client : Mr James Watt

Date August 2024

Scales 1 to 500 at A3 Portrait

Drawing No JDA/2024/655/SITE/ANNEXE/001



BEDROOM

LIVING

LIVING/DINING/KITCHEN

Integrated ECO
Bat Boxes
Ino Cavity & Ino
Crevice

"ECO B"

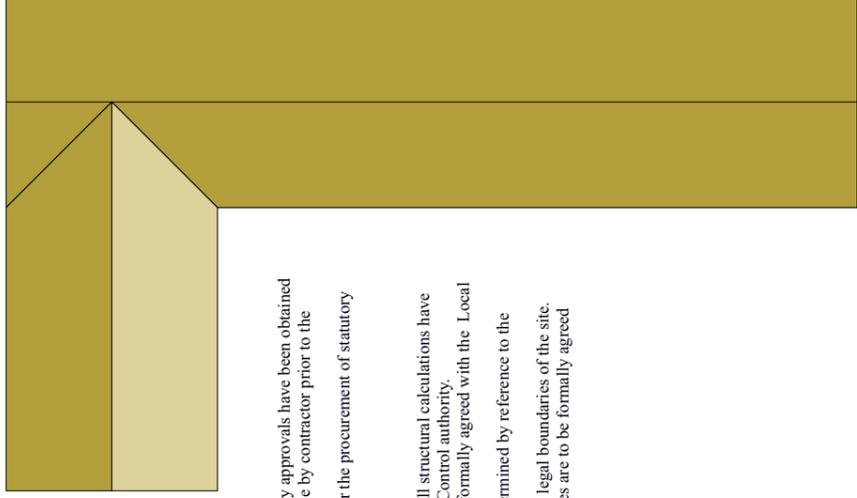
"ECO B"

BOX ESB

Ecosurv Starling box
BOX ESB

PROPOSED FLOOR LAYOUT

PROPOSED ROOF LAYOUT



GENERAL

No work to commence until all statutory approvals have been obtained. All dimensions are to be checked on site by contractor prior to the commencement of work. Drawings have been prepared solely for the procurement of statutory approvals.

All dimensions are in millimetres. All levels shown are in metres.

No work is to commence on site until all structural calculations have been approved on site by the Building Control authority. Any alterations to the design are to be formally agreed with the Local Authority.

Exact boundary positions are to be determined by reference to the deeds to the property.

Entire structure is to be built within the legal boundaries of the site.

Any encroachments over any boundaries are to be formally agreed with adjoining property owners.

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All details shown on this drawing are based upon typical site conditions related to the area. No responsibility can be accepted for abnormal conditions unless they have been reported in detail so that design amendments may be considered.

All works and materials are to be in full accordance with current British Standards, Building Regulations, Agreement Certificates and Manufacturers printed instructions.

All Building Regulations inspections are to be carried out at the appropriate stages of work.

RAINWATER DRAINAGE

Rainwater goods to be new 110mm UPVC half round gutters taken and connected into 68mm dia UPVC downpipes. Rainwater taken to new soakaway, situated a min distance of 5.0m away from any building, via 110mm dia UPVC pipes surrounded in 150mm granular fill. Soakaway to be min of 1 cubic metre capacity (or to depth to Local Authorities approval) with suitable granular fill with geotextile surround to prevent migration of fines. If necessary carry out a porosity test to determine design and depth of soakaway.

UNDERGROUND FOUL DRAINAGE

Underground drainage to consist of 110mm diameter UPVC proprietary pipe work to give a 1:40 fall laid on 100mm granular bed conforming to BS882 1983, Table 4 and selected as-dug backfill to 1 in 40 gradient to mains connection. Provide 600mm suitable cover (900mm under drives). Shallow pipes to be covered with 100mm reinforced concrete slab over compressible material. Provide rodding access at all changes of direction and junctions. All below ground drainage to comply with BS EN 1401-1: 2009.

Drains with less than 900mm cover under roads/parking to have reinforced concrete bridging over. Drains with less than 600mm cover not under roads/parking to have concrete paving slabs as bridging over pipes with 75mm granular fill between top of drain and underside of slabs.

PVCU rest bends to base of soil stack and trapped back inlet gully (low-back P-trap and square hopper) bedded and surrounded with 100mm concrete.

450mm dia. polypropylene inspection chambers bedded on selected as-dug material with cover and frame. Class A15 (BS-EN 124) cover and frame in paths and planned areas. Class B125 (BS-EN 124) cover and frame in road and parking areas. Concrete bed and surround to cover frames.

Lightweight inspection chamber covers to be of screw down type.

Drains under building encased in 25mm fibreglass and 100mm concrete, cast integrally with floor slab where crown within 300mm of slab underside.

Flexible drain joint to be provided within 150mm of entering building and within 150mm of inspection chamber connection, followed by 600mm long 'rocker' pipe.

Protect drains passing through walls from differential settlement with 25mm fibreglass wrap and lined over.

Fill drain trenches with concrete where within one metre of building and lower than foundation, up to lowest level of foundation. Where further than one metre from building, fill drain trench with concrete up to level below foundation equal to distance from building less 150mm.

Excavating / Backfilling :-

Lower part of trench :-

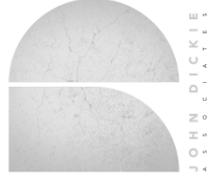
From bottom to 300mm above crown of pipe the trench must have vertical sides and be of a width as small as practicable but not less than external diameter of pipe plus 300mm or larger dimension if specified.

Formation for beds generally :-

Excavate to formation immediately before laying beds or pipes.

Remove mud, rock projection, boulders and hard spots and replace with consolidated bedding material.

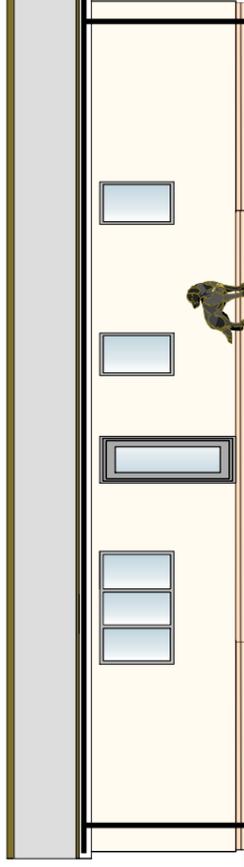
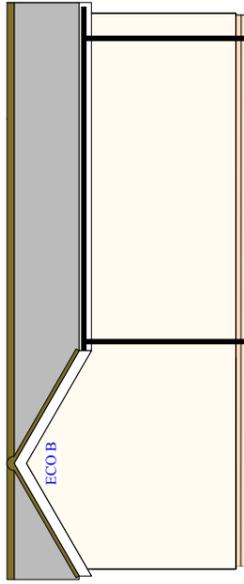
Harden local soft spots by tamping in bedding material.



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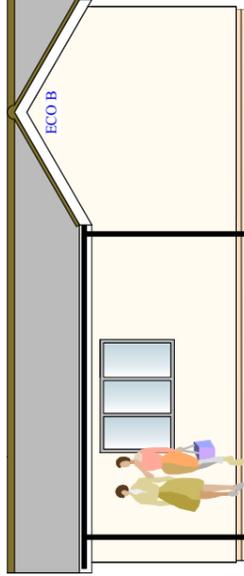
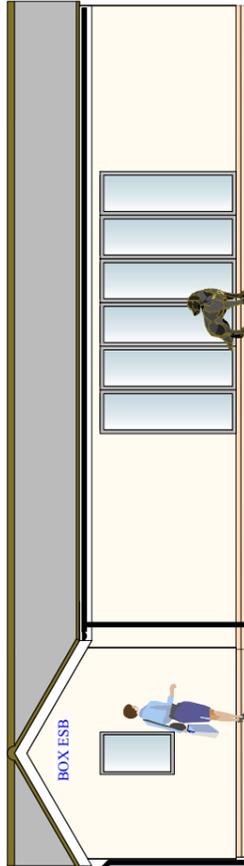
NORTH ELEVATION

External rendering - K Rend RAL 9016 Traffic White
Charcoal Grey Redland Duo plain roof tiles
Anthracite Grey fascia boards, soffits and barge boards
Anthracite Grey windows and doors
Red engineering facings below rendering
RW goods - black Brett Martin Cascade



EAST ELEVATION

CDM REGULATIONS 2015 The client must abide by the Construction Design and Management Regulations 2015. The client must appoint a contractor, if more than one contractor is to be involved, the client will need to appoint (in writing) a principal designer (to plan, manage and coordinate the planning and design work) and a principal contractor (to plan, manage and coordinate the construction and ensure there are arrangements in place for managing and organising the project). Domestic clients The domestic client is to appoint a principal designer and a principal contractor when there is more than one contractor, if not your duties will automatically transferred to the contractor or principal contractor. The designer can take on the duties, provided there is a written agreement between you and the designer to do so. The Health and Safety Executive is to be notified as soon as possible before construction work starts if the works (a) Last longer than 30 working days and has more than 20 workers working simultaneously at any point in the project. Or: (b) Exceeds 500 person days.



WEST ELEVATION

SOUTH ELEVATION

Proposed Detached Dwelling and Garage at
Land North of Abbots House Priory Gardens Chesterton, Peterborough

Drawing Title : Annexe Details

Client : Mr James Watt

Date JUNE 2024

Scales 1 to 100 at A3 Portrait
Drawing No JDA/2024/655/ANNEXE/001