

DEVELOPMENT MANAGEMENT COMMITTEE 19th MAY 2025

Case No: 24/01968/FUL

Proposal: ERECTION OF A SINGLE CHALET STYLE TWO-BEDROOM BUNGALOW WITH ASSOCIATED PARKING.

Location: 8 PEPYS ROAD, BRAMPTON, HUNTINGDON, PE28 4PQ

Applicant: MR DAVID DHESE-BIGGS

Grid Ref: 521593 270824

Date of Registration: 15.11.2024

Parish: BRAMPTON

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 0.027ha narrow rectangular shaped parcel of land positioned adjacent to No.8 Pepys Road, Brampton which is a chalet bungalow with a detached shed. No. 8 is within the applicant's land ownership and is edged in blue on the submitted location plan. The site is surrounded by residential development and is situated within the built-up area of Brampton and approximately 800m from the facilities and services in Brampton, the Spatial Planning Area.
- 1.2 The site is located within the Brampton Conservation Area. The site is at lowest risk (Flood Zone 1) of fluvial flooding, at no risk from surface water flooding and at low risk from groundwater flooding as identified by the Huntingdonshire Strategic Flood Risk Assessment (SFRA) 2024 and the Environment Agency Flood Map for Planning.
- 1.3 There are several trees and shrubs towards the front of the application site. Trees within the Conservation Area with a trunk diameter of 75mm are protected. In this instance only the Deodar

Cedar tree to the front of No.8 Pepys Road is afforded with protection.

- 1.4 There are several listed buildings in the vicinity of the site, although none in Pepys Road. Approximately 110m southwest of the application site is the St Marys Church a Grade I listed building and between the application site and the church there are two buildings on Church Road which are Grade II listed. There is also a Listed Building at 28 Huntingdon Road to the north of the site.

The Proposal

- 1.5 The proposal seeks planning permission to demolish the existing shed building on the site and erect a two-bedroom chalet bungalow. Off street car parking provision for 2 vehicles is proposed at the front of the property and access would be gained from the existing vehicle access off Pepys Road. The proposed dwelling has been designed with a hipped roof on the front elevation and gable roof to the rear, which reflects the character of the surrounding houses.
- 1.6 Officers have scrutinised the plans and have familiarised themselves with the site and surrounding area.
- 1.7 The application is supported by the following documents;
- Design and Access Statement
 - Proposed Drawings
 - Heritage Statement

2. NATIONAL GUIDANCE

- 2.1 The National Planning Policy Framework (12th December 2024) (NPPF 2024) sets out the three objectives - economic, social and environmental - of the planning system to contribute to the achievement of sustainable development. The NPPF 2024 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 2024 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
 - LP7: Spatial Planning Areas
 - LP11: Design Context
 - LP12: Design Implementation
 - LP14: Amenity
 - LP15: Surface Water
 - LP16: Sustainable Travel
 - LP17: Parking Provision and vehicle movement
 - LP25: Housing Mix
 - LP30: Biodiversity and Geodiversity
 - 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 strategic Flood Risk Assessment (2024)
 - Huntingdonshire Landscape and Townscape Assessment (2007)
 - Cambridgeshire Flood and Water SPD 2017
 - Huntingdonshire Tree Guidance Note 3
 - 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 22/00669/FUL- Proposed dwelling in garden of 8 Pepys Road, Brampton and associated works- Refused 20.05.2022.

Refusal reasons:-

1. The proposed dwelling fails to accord with Policies LP11 and LP12 of the Huntingdonshire Local Plan to 2036, the Huntingdonshire Design Guide (2017), the National Design Guide and the NPPF (2021) as the proposal would result in a cramped and incongruous form of development that is out of keeping with the wider street setting and contrary to the character of the area.
2. The development, by virtue of an unacceptable level of overshadowing/loss of light/overbearing impact and appearance of mass and bulk as well as an unacceptable level of overlooking and loss of privacy, to Nos. 6 and 8 Pepys Road and the Rectory (15 Church Road) , would result in a significantly harmful impact on the amenity of the occupants of Nos. 6 and 8 and the Rectory and therefore fails to accord with Policy LP14 of the Huntingdonshire Local Plan to 2036, The Huntingdonshire Design Guide SPD and paragraph 130(f) of the NPPF (2021).
3. The proposed development, by virtue of insufficient information to demonstrate the development would not result in biodiversity loss, fails to accord with accords with Policy LP30 of the Local Plan to 2036 and paragraph 174 d) of the NPPF (2021).
4. The proposal, by virtue of insufficient information relating to trees, fails to demonstrate that there would not be a harmful impact on trees, and therefore fails to accord with Policy LP30 of the Huntingdonshire Local Plan to 2036 and the NPPF (2021) in this regard.
5. The development fails to accord with Policy LP16 of the Huntingdonshire Local Plan to 2036 and the Huntingdonshire Design Guide 2017 as it has not been demonstrated the development makes provision for either bin storage or secure cycle storage at the rate of one cycle per bedroom.

5. CONSULTATIONS

- 5.1 Brampton Parish Council - Objection. The proposal is located in the Conservation Area which may require further consideration. Pepys Road is not adopted and therefore provision should be made to ensure that any damage to the private road associated with construction is made good, so not to impact residents in a negative way. The Parish raises concerns regarding the size of the proposed dwelling, its impact on neighbouring properties and impact on the character of the area.
- 5.2 Local Highway Authority – No objection. The Highways Authority note that Pepys Road is a private road which serves 9 dwellings, and also the rear accesses for house numbers 5 and 7 Church Road. The access is approximately 5.5m wide with radius kerbs and is adequate to accommodate the additional vehicle

movements generated by one dwelling. Therefore, there would be no significant adverse effect upon the public highway from this proposal.

- 5.3 Arboricultural Officer (Informal)– No objection to the removal of the Deodar Cedar tree. The tree at present has insufficient space to grow and is a species which can grow relatively large. Given this and its proximity to existing residential properties the Officer would not have any issues with its removal at this time.
- 5.4 Conservation Officer– No comments to make in this application.
- 5.5 Ecology Officer (Informal) - The application is not considered Biodiversity Net Gain exempt given the proposal would result in the loss of over 25m² of habitats (vegetated garden) which has a habitat value of over 0.0.

6. REPRESENTATION

- 6.1 Objections to the proposal have been received from 3 surrounding households. The following concerns are raised as summarised:
- The 1934 sewage main backs up and Anglian Water (AW) have been called out 8 times in the last 3 years. During the most recent call out the AW engineers recovered rubble from the main sewer and note the sewer could be collapsing. Occupants at properties No.1, 5 and 6 Pepys Road have personally had to unblock sewage on multiple occasions. The proposed dwelling would exasperate the sewage drainage issue.
 - Pepys Road does not have any surface water drainage and relies on natural soak aways. The road floods and with the threat of global warming it seems unsuitable to lay more concrete.
 - Pepys Road is a cul de sac with no turning point at the end. Visitor parking can make it difficult for residents to park in their driveways or outside their own property. An additional dwelling off the private road would increase pressure on the congested road.
 - Additional vehicles associated with the new dwelling would increase noise and exhaust pollution levels.
 - Pepys Road and the Conservation Area is characterised with properties in large spacious plots. The proposal would uncharacteristically squeeze a property in a small space.
 - Loss of light to habitable rooms on the eastern elevation of No.6 Pepys Road.
 - The new dwelling would have 2 parking spaces however the plans do not identify where the occupants of the host dwelling would park. If parked on Pepys Road, the vehicles would cause congestion.
- 6.2 The following sections of this report aim to address material planning considerations raised by third party representations.

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
- The Principle of Development
 - Design and Visual Amenity, including Impacts to Designated Heritage Assets
 - Residential Amenity
 - Flood Risk
 - Highway Safety, Parking Provision and Access
 - Ecology
 - Trees
 - Accessible and adaptable homes
 - Water Efficiency
 - Residential wheeled bins

Principle of Development

- 7.6 The application site comprises of 0.027ha of residential garden adjacent to No.8 Pepys Road and is located within the built-up area of Brampton, given it is surrounded by residential development on all boundaries. The site is located within the built-

up area of Brampton as it is sited within a distinct group of buildings that includes 30 or more homes as stated in the built-up area's definition provided on page 53 of the Huntingdonshire Local Plan.

- 7.7 The adopted Huntingdonshire Local Plan to 2036 identifies Brampton as a Spatial Planning Area. Therefore, the relevant Policy in determining whether the principle of development is acceptable is Policy LP7. This policy states development proposals which are additional to those allocated in the Local Plan will be supported where it fulfils the following requirements and is in accordance with other policies:

“Residential Development

A proposal for housing development (class 'C3') or for a residential institution use (class 'C2') will be supported where it is appropriately located within a built-up area of an identified Spatial Planning Area settlement”.

- 7.8 As the application seeks planning permission for the erection of a single residential dwelling (Class C3) in the built-up area of a sustainable settlement, the principle of development on this site is acceptable subject to other material considerations assessed in the following sections of this report.

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

- 7.8 This application seeks to erect a new detached, chalet bungalow with two bedrooms, to the west of No. 8 Pepys Road, Brampton, which results in the demolition of the existing shed/outbuilding on site. The site is currently used as a gravel driveway and residential garden, with a corrugated outbuilding for No.8. The dwelling is designed with a mixture of hipped and gable roofs, with an eaves height of approximately 2.5m and two main ridge heights of 4.7m for the front element of the dwelling and 5.8m for the rear section. The dwelling proposed would be set back from Pepys Road by approximately 5.2m.
- 7.9 The application site is located within Brampton Conservation Area. St Marys Church, a grade I listed building, is located approximately 110m southwest from the application site. Approximately 77m southwest from the application site are two grade II listed buildings known as '17 Church Rd' and '19/21 Church Road'. There is also a Listed Building at 28 Huntingdon Road to the north of the site.
- 7.10 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.

- 7.11 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.
- 7.12 NPPF advice and Local Plan Policy LP 34 aligns with this statutory duty.
- 7.13 With regard to the setting and significance of the nearby listed buildings, the proposal is not considered to result in harm to the setting of these nearby listed buildings as the application site is considered to be visually and physically separated from the protected buildings. The application site is also bound to the south with mature trees, albeit not within the applicant's control but protected by virtue of their location within the Conservation Area, which visually screens the application site from the listed buildings. It is considered that the proposed dwelling's scale, design, and mass has much improved from the previous refused planning application reference 22/00669/FUL. Whilst Officers have considered the concerns raised by the Parish and residents about the impact on the Conservation Area, it is Officer's view that the proposed property's character and appearance would now be much more in keeping with the existing properties in the surrounding street and therefore would preserve the character and appearance of the Conservation Area. Furthermore, the Conservation Officer was consulted on the application raised no objections. The proposal therefore considered to accord with Policy LP34 and Section 66 of the Planning (Listed Buildings and Conservation Areas) Act 1990, and the NPPF in this regard.
- 7.14 Section 12 of the National Framework (NPPF, 2024) 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.
- 7.15 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.
- 7.16 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).
- 7.17 Local Plan Policy LP 12 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.

- 7.18 With regard to the surrounding context of the site, Pepys Road is characterised with single storey dwellings, some of which have extended into their roof spaces, with low eave heights with a mixture of pitched and hipped roofs. Dwelling plots are generous to the rear, and dwellings on the south of the road are set back from the private road to offer off-road parking to the front of the dwellings. The prevailing external materials used in the locality include red brick and pantile roofs.
- 7.20 The proposed dwelling would be set back from the road frontage to allow parking for 2 cars and would align with the front elevation of No.8 and the garage to the front of No.6. Whilst it is acknowledged dwellings along Pepys Road generally benefit from spacious plots to the rear, the street scene is characterised with a linear form of development, with an approximate 3 to 4 metres side separation distance between dwellings. It is acknowledged that the proposed dwelling would not have such a generous separation distance, with only have a separation distance of 0.6m and 0.9m to its side boundaries, and 1.4 m to No.8 (at its closest point), 1.7 m to No.6 garage and 4.4m to No.6. However, the separation distance with No.6 has doubled from the previously refused application at 2m to now 4.4m. In addition, the adjacent infill property of No.6 also has reduced separation distance than others in the street, therefore on balance it is not considered the proposed property would appear visually unacceptable or unacceptably cramped in this immediate site context. The design, scale and mass of the proposed dwelling is now considered to be much proportionate and acceptable for the plot than the previously refused application. Due to the long and narrow nature of the site, the dwelling is designed with a narrow frontage and deep plan form. The dwelling has been designed to try and pick up design queues from surrounding dwellings, with varying steeply pitched/hipped roofs, rooflights rather than dormers, and the low eaves design. This ensures the property would appear visually much more in keeping with the design and appearance of the surrounding properties and streetscene.
- 7.21 The submitted application form states the materials of the proposed dwelling would match the host property. A materials condition is recommended to be imposed. A bike store has been shown on the layout plan, further details of this is recommended to be secured by condition to ensure there is sufficient space for the secure storage of 2 cycles. Whilst only 2 wheeled bins are shown on the layout plan, there is sufficient space to accommodate 3, together with side access to allow them to move

from the front and rear of the site, this has overcome reason for refusal 5 of application 22/00669/FUL.

- 7.22 Subject to the recommended conditions, the proposed dwelling would integrate well with adjacent buildings and would respond positively to its streetscene context in accordance with Local Plan Policies LP11, LP12, LP34 and Sections 66 and 72 of the Planning (Listed Buildings and Conservation Areas) Act, and the NPPF.

Residential Amenity

- 7.23 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

- 7.24 Nos. 6 and 8 Pepys Road are the closest surrounding neighbouring residential properties which are most likely to be impacted as a result of the proposed development.

- 7.25 With regard to the host dwelling No.8 Pepys Road, located to the east of the application site, the proposed property has a staggered L shaped footprint on its frontage, which results in the front section of the property being positioned alongside the garage of No.6 and away from the side boundary with No.8, this ensures it does not have an overbearing or overshadowing impact on the majority of the side elevation with No.8. At its closest point, on the rear section of the proposed property it would be 1.4m from the west elevation of No.8. At present there is a habitable secondary kitchen window on the rear of the western side elevation of the host dwelling which would be impacted by the proposed development in terms of loss of light. To address this, the application proposes to block up this side window up as it is within the applicant's control. As it is a secondary window to this room and there is another window and patio doors on the rear elevation serving this room, the loss of the window would not unacceptably impact on the residential amenity of this property. If Members are minded to support the application, the blocking up of this window could be secured by way of a planning condition. The proposed dwelling would extend 4.7 m beyond the rear elevation of No.8. There would be some overbearing, overshadowing impacts for the immediate garden area and rear kitchen doors of No.8, but as the kitchen also has a rear window and the property has a large wide garden, the level of impact would not unacceptably impact on the residential amenity of this site, in line with Policy LP14.

- 7.26 The proposed ground floor window on the eastern elevation of the new dwelling would serve a bedroom, it is a secondary window to this room with another window on the front elevation. Given this window would only be separated by 8.3m from the western elevation of No. 8, which has other ground floor openings servicing

habitable rooms, and it is secondary window to the bedroom, it is recommended an obscured glazing condition be imposed should planning permission be granted, to safeguard privacy. The 2 proposed rooflights serving a dressing area and bathroom facing No.8 are also recommended to have obscure glazing.

- 7.27 Officers have considered the impact of the development on No. 6 Pepys Road and in particular the overshadowing and loss of light concerns raised by residents. The proposed dwelling would be separated at its closest point from the common boundary with No.6 by 0.8m adjacent to their garage and this distance increases to 4.3m. The garage of No.6 is set back from the common side boundary by 0.7m. Therefore, there would be a total of 1.7m separating No.6 and the proposed dwelling at the closest point. There are three window openings on the eastern elevation of No.6, only one of which serves a habitable room a bedroom/office. This habitable window on the eastern elevation of No.6 is located approximately 7.3 m in from the rear elevation of No.6. It is also noted that the western boundary of the application site is bound by 1.8m close board timber fence adjacent to the side windows of No.6 which reduces down to 1.2m in height moving forward.
- 7.28 It is acknowledged by Officers that the submitted elevational plans (dwg 23/010/003 rev B) demonstrate the proposal would fail the 25-degree test of the BRE guidelines, and as set out in the HDC design guide, for sunlight and daylight impacts to No.6's bedroom/office. Notwithstanding this, it should be noted that there would be a 4.3m separation distance between the eastern elevation of No.6 and the proposed dwelling, and the habitable room in question would be separated from the new dwelling by a 1.8m close board fencing on the site boundary. In addition the roof pitch of the proposed dwelling is angled away from No.6, therefore Officers consider the proposal to fail the 25 degree test however this would only be to a minor degree. It should also be noted the proposal would pass the 45-degree test on block plan form. For a proposal to be considered unacceptable in planning terms there needs to be a failure of both the 45 degree and 25 degree test, and this is not the case here. Therefore on balance the degree of harm to the residential amenity of the occupants of No.6 in terms of loss of light/daylight residential amenity impacts to their side bedroom/office window, would not be unacceptable or warrant a refusal of planning permission on this basis.
- 7.29 The proposed dwelling would not have any ground floor or first floor openings on the western elevation, facing No.6 so there would be no unacceptable impact on their privacy. At present the boundary treatment between No.6 and No.8 Pepys Road comprises a 1.8m close board timber fence adjacent to the side windows which reduces down to 1.2m in height moving forward. It is therefore considered the proposed dwelling would not result in any unacceptable detrimental overlooking impacts for the occupants of No.6.

- 7.30 In regard to overbearing impacts, the proposed dwelling has been set approximately 6m closer to the front of the site than the previously refused dwelling. This means that the proposed dwelling will no longer extend beyond the rear elevation of No.6, thereby removing any overbearing impact on the rear garden space of No.6. Whilst it is acknowledged the application site is narrow and development on the site could be oppressive, the dwelling has been designed not only to accord with the character of the area but also with low eaves and ridge heights to comfortably sit within the application site, with L shaped footprints to its front and rear to limit any unacceptable overbearing/overshadowing impacts to the occupants of No.6 and No.8 Pepys Road. To help safeguard the residential amenity for the occupants of No.6 and 8 in the future, conditions are recommended to be imposed to restrict permitted development rights for extensions, the erection of outbuildings and alterations to the roof, whereby any such future proposals would require the benefit of planning permission, when the impact on adjacent neighbours could be fully considered.
- 7.31 Officers acknowledge third party concerns raised regarding the intensified use of the private drive and the associated noise and pollution from traffic generated by the proposal. Pepys Road is however, located in a residential area whereby the comings and goings of residents would arise in the area regardless of the proposed development. The use of the site as residential is therefore not considered to result in harmful or unacceptable noise or pollution impacts for neighbours.

Amenity for future occupiers

- 7.32 It is considered the proposed dwelling would provide a good level of amenity for future residents. The dwelling has been designed to meet the nationally described space standard for a 2-bedroom 4-person 2 storey dwelling. All proposed habitable rooms of the property would be served with windows which offer acceptable levels of daylight and sunlight. and it would provide adequate outdoor private rear amenity space, with a rear garden depth now of approximately 10m, compared to the previously refused 3.8m.
- 7.33 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

- 7.34 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.

- 7.35 No.8 Pepys Road, Brampton is accessed from the adopted public highway Church Road (B1514), however Pepys Road itself is a private no through road. At present the site has vehicle access to it from Pepys Road and the gravel driveway on the site serves as the parking area for the host dwelling No.8. Vegetation to the front of No. 8 is proposed to be removed to facilitate parking for both the proposed and host dwelling. The host dwelling would also retain vehicle parking to the east of the building, so it could accommodate well in excess of 2 car parking spaces. Two vehicle parking spaces are proposed on site to serve the new dwelling.
- 7.36 Cambridgeshire County Council have been consulted as part of the application as the Local Highways Authority. Highways Officers note that Pepys Road is a private road which serves 9 dwellings, and the rear access of a further 2. The access road is approximately 5.5m wide with radius kerbs and is adequate to accommodate the additional vehicle movements generated by this proposed single dwelling.
- 7.37 The concerns raised by the objectors in terms of problems with on street parking and no turning head etc are acknowledged, however these are existing problems over which this application has no control. What this application must demonstrate is that it is able to provide sufficient on plot parking to meet the needs of both the proposed and existing house, so as not to exacerbate this existing situation. Two on plot parking spaces are proposed for the new dwelling, and new parking spaces would be formed for the host dwelling and some existing parking to the east of No.8 would also be retained, so it is not considered that future residents would unacceptably add to the existing pressure and problems of on street parking in the vicinity of the site. Furthermore, HDC do not have parking standards requiring a set number of vehicle parking spaces depending on the number of bedrooms proposed. Officers are of the view that the two proposed off street parking spaces would be sufficient to meet the requirements of the two-bedroom dwelling proposed in this location.
- 7.38 Officers acknowledge the Parish Council's concerns regarding the potential deterioration in quality of Pepys Road following the construction of the proposed dwelling. However, any damage to a private road through use, or associated with the proposed construction of a dwelling is a civil, private legal matter and not a material planning consideration that can be considered under a planning application. It is acknowledged that construction vehicles could cause some inconvenience to neighbouring properties, but this would be temporary in nature.
- 7.39 Whilst the proposed development would intensify the use of the access junction onto Church Road, this road junction is sufficient

to accommodate the additional vehicles from one dwelling. Car parking for the proposed and existing dwelling is considered sufficient. The proposed dwelling is therefore not considered to result in any unacceptable highway safety dangers.

- 7.40 If Members are minded to approve the application a condition seeking details of the proposed secure cycle storage, to encourage the use of sustainable transport modes, as per Policy LP 16 of Huntingdonshire's Local Plan to 2036 is recommended. One cycle secure storage space per bedroom for all residential development is expected, unless it can be demonstrated that this is unachievable as per Local Plan Policy LP 12.
- 7.41 The proposal is therefore considered to be acceptable in highways safety and parking terms, in accordance with Policy LP17 of Huntingdonshire's Local Plan to 2036, and the NPPF.

Flood Risk and Drainage

- 7.42 National guidance and Policy LP5 of the Local Plan seek to steer new development 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 172-179 of the NPPF (2024)).
- 7.43 The application site is within Flood Zone 1 (at low risk from river and sea flooding), based on Environment Agency Flooding Maps and at low risk of ground water flooding per the Strategic Flood Risk Assessment 2024. Given this and the site is less than 1 hectare in size, at low risk from fluvial and groundwater flooding, 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.
- 7.44 The concerns raised by objectors in terms of sewage capacity and the collapse of the sewer etc are acknowledged however, the applicant has submitted correspondence from Anglian Water noting that whilst engineers have visited the street there is no mention on their records of a collapsed sewer. Any existing sewage problems residents are experiencing should be reported directly to the Utility provider to resolve.
- 7.45 The submitted application form states surface water would be disposed of through a sustainable drainage system and foul water would be discharged into the mains sewer. As a single infill dwelling in an established residential area there will be existing water and foul drainage that this additional dwelling can connect into, and it is extremely unlikely that there would not be sufficient capacity. Connection applications are outside of the planning process and will require the applicant to contact the relevant utility service provider to secure these connections. Surface and foul water disposal would also be dealt with through Building

Regulations. Permeable paving could be used for the parking areas proposed, to minimise any surface water run off issues, this could be addressed through the hard and soft landscaping condition recommended.

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

Biodiversity and Impact on Trees

- 7.47 Paragraph 187 of the NPPF (2024) 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.
- 7.48 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.
- 7.49 Given the application site primarily comprises of amenity garden grassland with shrubbery and unsealed and sealed hard surfaces, the site is considered to be of low ecological value. The proposal would require the removal of some of the vegetated garden to the front, rear and eastern side of No. 8 to facilitate the development and vehicle parking to the front of the site.
- 7.50 A Deodar Cedar tree is also located in the application site which would require removal to facilitate the development. As the site is located in Brampton Conservation Area the tree is afforded with protection. The Arboricultural Officer was informally consulted as part of the application, and raised no objection to the removal of the tree given the growth of the tree is constrained by existing residential development.
- 7.51 One of the reasons for refusal on the previous application 22/00669/FUL was due to the insufficient information provided in respect of the proposals impact on trees. This was in respect of the impact of the dwelling on the trees on the adjacent site to the south as it was proposed to position the dwelling approximately 3.8m from the shared rear boundary. To address this concern the proposed dwelling has been moved forward, so it now would sit approximately 10m from this rear shared boundary. It is considered this increased separation distance to the neighbouring

trees has addressed the concerns about the potential negative impact upon them.

7.52 As of the 2nd April 2024 mandatory 10% Biodiversity Net Gain (BNG) was imposed on small sites. The application was accompanied with a statutory BNG Metric which detailed the site habitat baseline primarily comprises of unvegetated sealed and unsealed surfaces with a habitat value of 0.0. A small area approximately 40 m² of vegetated garden to the front and west of the property would be impacted by the proposed development. Given this, the application is considered to be BNG applicable. It is anticipated that the proposed development would provide an on-site post development vegetated garden to the rear of the new dwelling. A condition is recommended to secure the details of a Biodiversity Net Gain Plan which would detail how the remaining lost habitats units and 10% net gain would be achieved prior to commencement. With the new government provision of now requiring a 10% biodiversity net gain for this type of development, rather than previously just requiring no net loss and a gain where possible, it is considered this has addressed the previous reason for refusal on application 22/00669/FUL in respect of insufficient information to demonstrate no biodiversity loss.

7.53 Given the limited habitat value of the site, the proposal would not result in adverse impacts on biodiversity and geodiversity and 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.

Accessible and Adaptable Homes

7.54 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

7.55 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

- 7.56 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)

- 7.57 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

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

- 7.59 A revised NPPF was published in December 2024, introducing a substantially revised methodology for calculating local housing need and the reimposition of this as a mandatory approach for establishing housing requirements. This has resulted in the Council being unable to demonstrate a 5 Year Housing Land Supply (5YHLS). While no 5YHLS can be demonstrated Local Plan policies concerned with the supply and location of housing, as set out in the Development Strategy chapter (policies LP2, LP7, LP8, LP9 and LP10) of Huntingdonshire's Local Plan to 2036, are considered to be out-of-date and can no longer be afforded full weight in the determination of planning applications.

- 7.60 As a result of this, the presumption in favour of sustainable development is applied for decision-taking in accordance with paragraph 11 (d) and footnote 8 of the NPPF in relation to applications involving the provision of dwellinghouses. This is generally referred to as 'the tilted balance'.

- 7.61 NPPF para 11 states:
'Plans and decisions should apply a presumption in favour of sustainable development.'

For decision-taking this means:

d) where there are no relevant development plan policies, or the policies which are most important for determining the application are out-of-date, granting permission unless:

i. the application of policies in this Framework that protect areas or assets of particular importance (7) provides a strong reason for refusing the development proposed; or*

ii. any adverse impacts of doing so would significantly and demonstrably outweigh the benefits, when assessed against the policies in this Framework taken as a whole, having particular regard to key policies for directing development to sustainable locations, making effective use of land, securing well-designed places and providing affordable homes, individually or in combination.

7 Foot note 7 states: The policies referred to are those in this Framework (rather than those in development plans) relating to: habitats sites (and those sites listed in paragraph 194) and/or designated as Sites of Special Scientific Interest; land designated as Green Belt, Local Green Space, a National Landscape, a National Park (or within the Broads Authority) or defined as Heritage Coast; irreplaceable habitats; designated heritage assets (and other heritage assets of archaeological interest referred to in footnote 75); and areas at risk of flooding or coastal change.'*

- 5.62 As outlined in previous sections of this report, there would be no strong reasons for refusal in relation to any habitat's sites (and those sites listed in paragraph 194) and/or designated as Sites of Special Scientific Interest, Local Green Space, irreplaceable habitats; designated heritage assets (and other heritage assets of archaeological interest referred to in footnote 75) and areas at risk of flooding. Therefore, there is no reason for the Council, not to move forward to test d (ii) as per above and thus the 'tilted balance' is engaged, whereby a balancing exercise should be carried out to determine the potential any adverse impacts would significantly and demonstrably outweigh the benefits. Members should note that whilst the Council is currently in 'titled balance', this site is located within the built-up area, therefore the principle of residential development is accepted, irrespective of this titled balance position, subject to other all material considerations.

The Planning Balance

- 5.63 The application seeks full planning permission for the erection of one two-bedroom chalet bungalow with an off-road parking provision for 2 vehicles in the built-up area of the sustainable settlement of Brampton.
- 5.64 Occupants of the proposed dwelling would have access to services and facilities and development in this location would not result in an over-reliance on the private motor vehicle. As such, the proposed development would comply with the National Planning Policy Framework Paragraph 109.

- 5.65 The proposed layout, scale and appearance is considered acceptable and would not negatively impact the residential amenity of adjacent neighbours or the character and appearance of the Conservation Area.
- 5.66 The site is located within Flood Zone 1, is not at risk from surface water flooding and is at low risk from groundwater flooding. The proposal is acceptable in terms of flood risk and drainage.
- 5.67 The proposal would result in the delivery of one dwelling towards the housing supply. Moderate weight is afforded to this.
- 5.68 In terms of the economic dimension of sustainable development, the proposal would contribute towards economic growth, including job creation - during the construction phase and in the longer term through the additional population assisting the local economy through spending on local services/facilities. Moderate weight is afforded to this.
- 5.69 The application site constitutes a sustainable location for the scale of development proposed in respect of access to local employment opportunities, services and facilities within wider Huntingdon Spatial Planning Area; and is accessible by sustainable transport modes. Moderate weight is afforded to this.
- 5.70 There is some but limited harm to the residential amenity of No.6 due to the impact on the daylight/sunlight to their side bedroom/office window.
- 5.71 When taking all the positives and negatives of the proposal into account, the harm identified would not significantly and demonstrably outweigh the benefits. Therefore having regard to all relevant material considerations, it is recommended that planning permission be approved.

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

1. Time limit
2. Approved plans
3. Materials
4. Cycle storage details to be submitted
5. Block up the window on the western elevation of No.8 Pepys Road.
6. Obscured glazing on the eastern elevation bedroom window, and two western rooflights.
7. Removal of permitted development rights for extensions (Class A and AA), additions to the roof (Class B and C) and erection of buildings incidental to the enjoyment of the dwellinghouse (Class E).
8. Hard and Soft Landscaping, including boundary treatments
9. Provision and retention of car parking
10. Biodiversity Net Gain Condition

11. Building Regulations M4(2) “Accessible and adaptable dwellings”
12. Document G “water efficiency” compliance.

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

Pathfinder House, St Mary's Street
Huntingdon. PE29 3TN
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01480 388424
www.huntingdonshire.gov.uk

Head of Planning Services
Pathfinder House
St. Mary's Street
Huntingdon
Cambridgeshire PE 29 3TN

Application Number: 24/01968/FUL Case Officer Charlotte Dew

Proposal: Erection of a single chalet style two-bedroom bungalow with associated parking

Location: 8 Pepys Road Brampton Huntingdon

Observations of Brampton Town/Parish Council.

Please ✓ box as appropriate

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

☒ Recommend **refusal** because...(please give relevant planning reasons in space below)
This is in the conservation area, which may need further consideration, the road is also not adapted so some provision should be made for ensuring that any construction traffic makes good any ^{bad} surface issues caused following the build, so as not to

☐ No observations either in favour or against the proposal

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

Date :

Failure to return this form within the time indicated will be taken as an indication that the Town or Parish Council do not express any opinion either for or against the application.

Please send response to email address below:-

Development.control@huntingdonshire.gov.uk

(Development Management)

Impact on other residents in a negative way.
The Committee also have reservations about the size of the build and the setting and the effect on neighbouring properties.

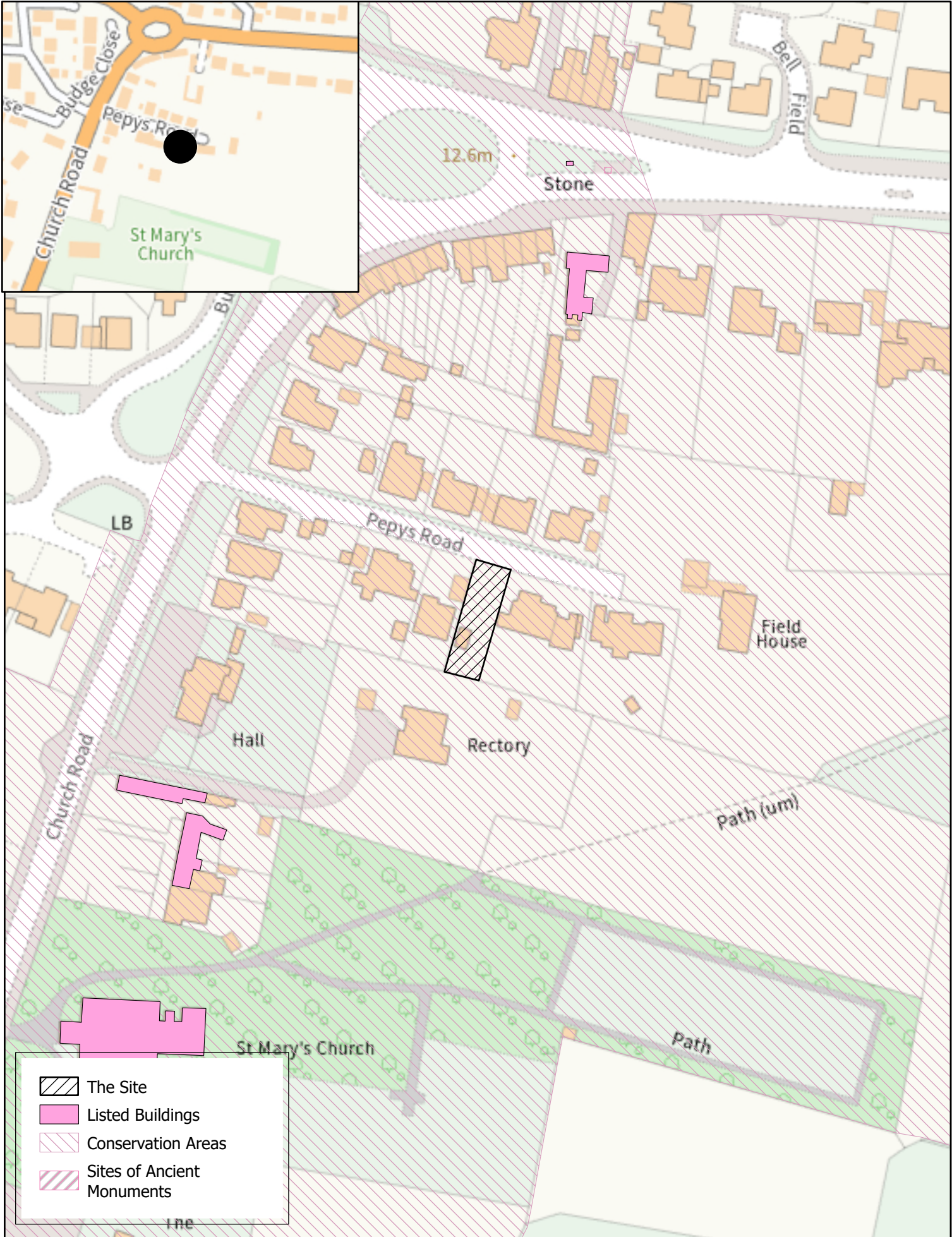
Development Management Committee

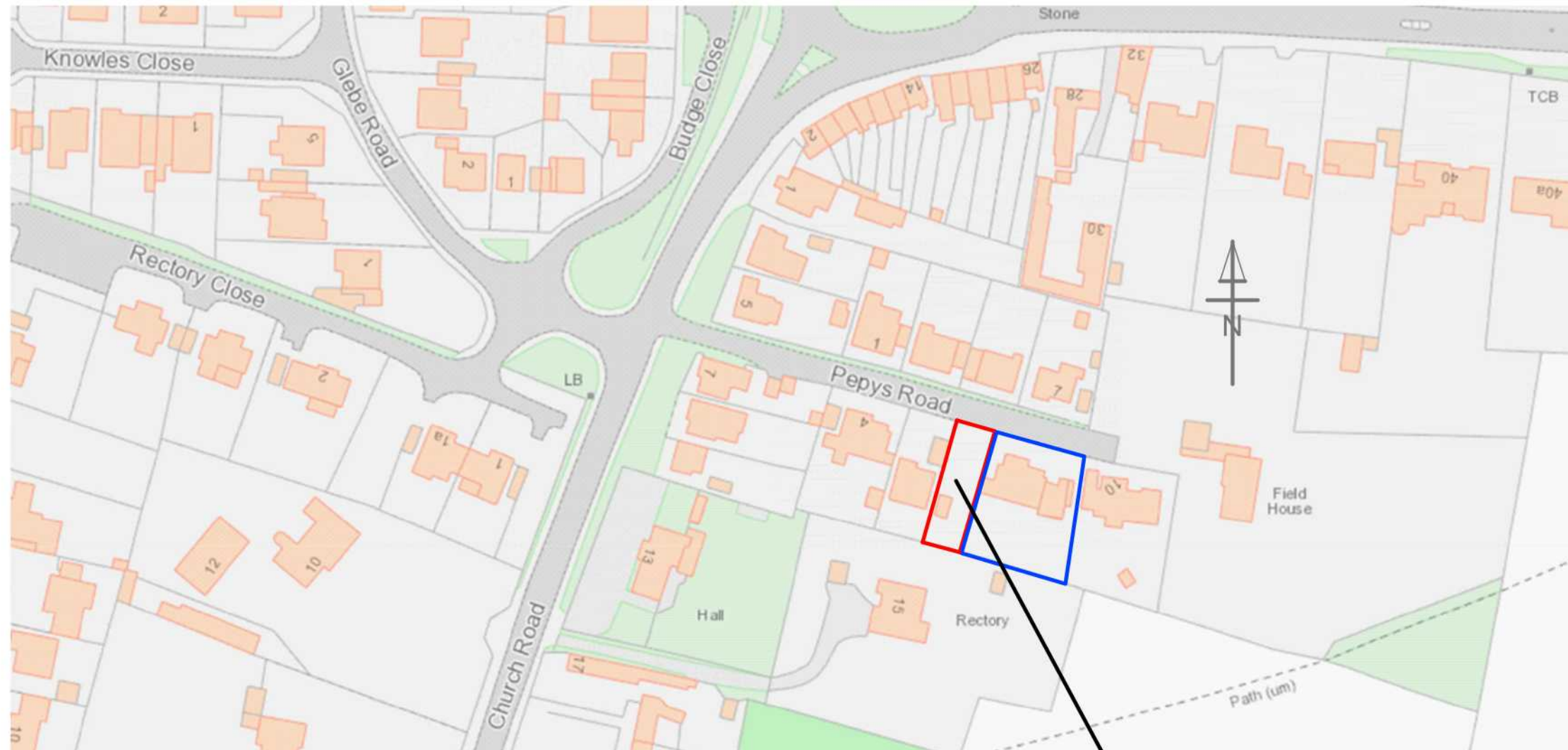
Application Ref: 24/01968/FUL



Scale = 1:1,250

Date Created: 07/05/2025





The Site

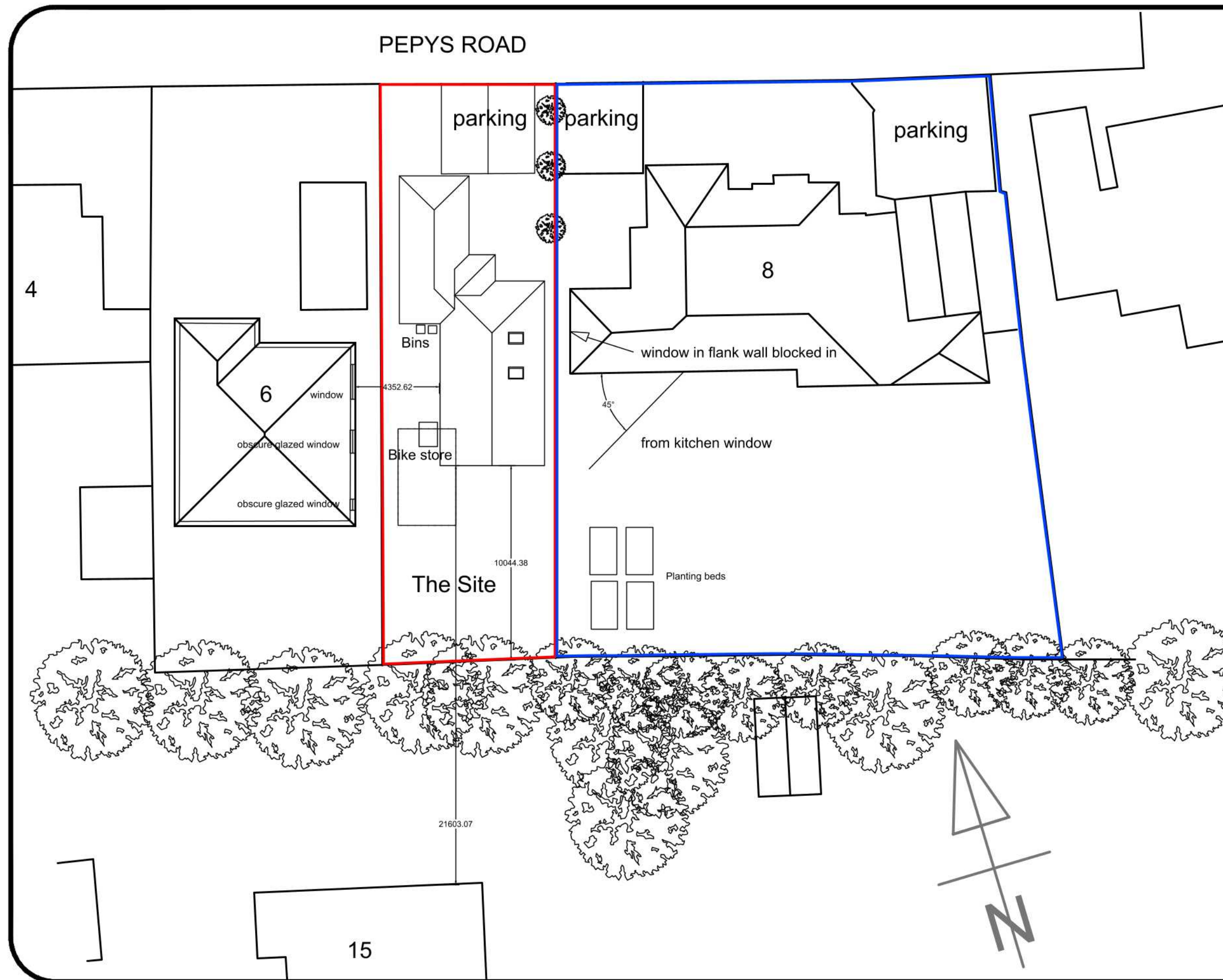
General Notes

No.	Revision/Issue	Date

Drawing Title
Location plan

Project Name and Address
8 Pepys Road
Brampton

Project RPH/23/010	Sheet 23/010/004
Date Feb 2024	Rev B
Scale 1:1250 A3	

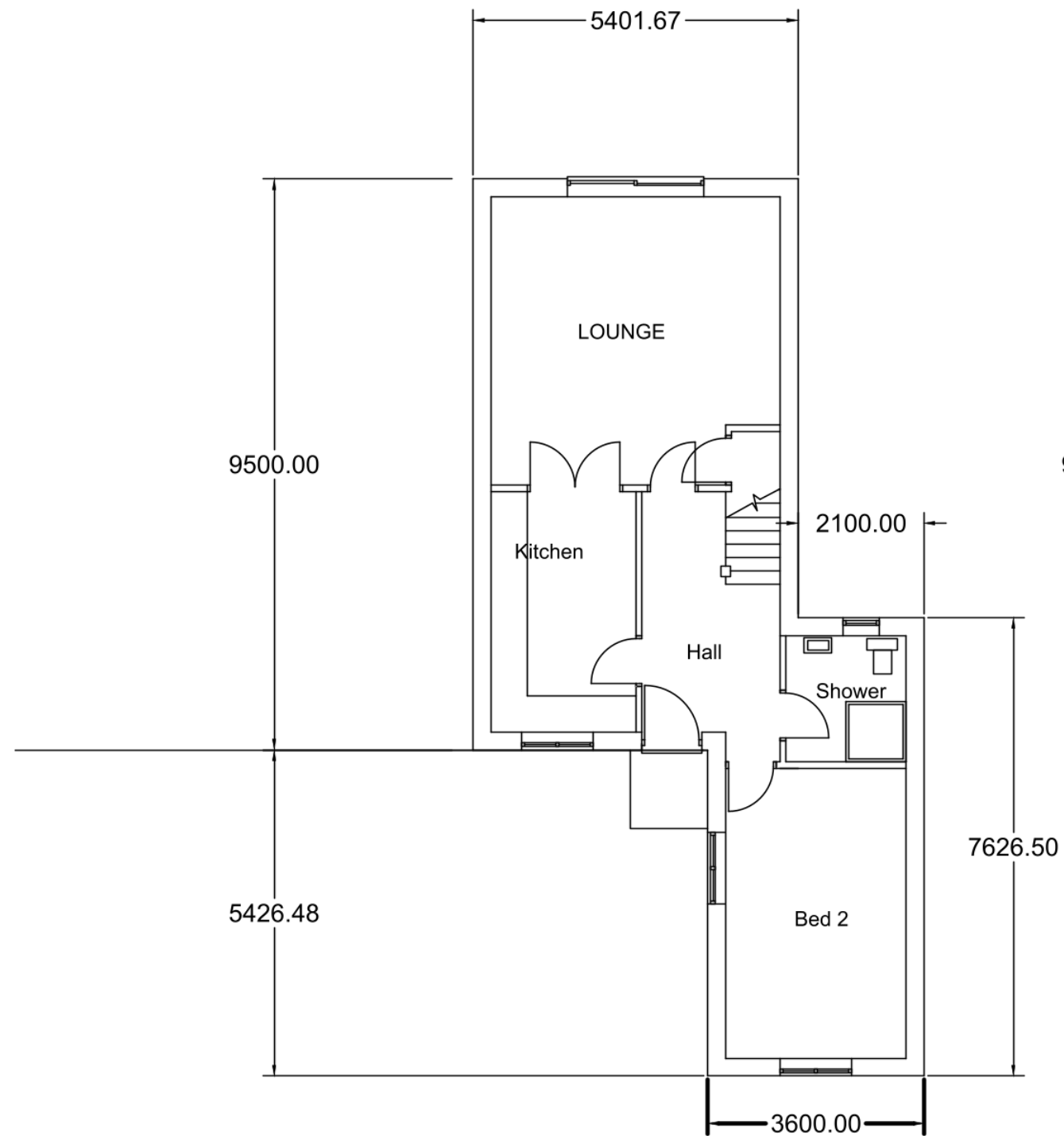


G	Windows shown to No 6	May 25
F	Update to LA comments	Apr 25
E	Update to LA comments	Apr 25
D	Bin & Bike store added	Mar 24
C	House reduced in size	Feb 24
No.	Revision/Issue	Date

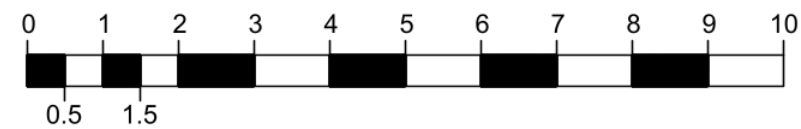
Drawing Title
Site layout plan

Project Name and Address
8 Pepys Road
Brampton

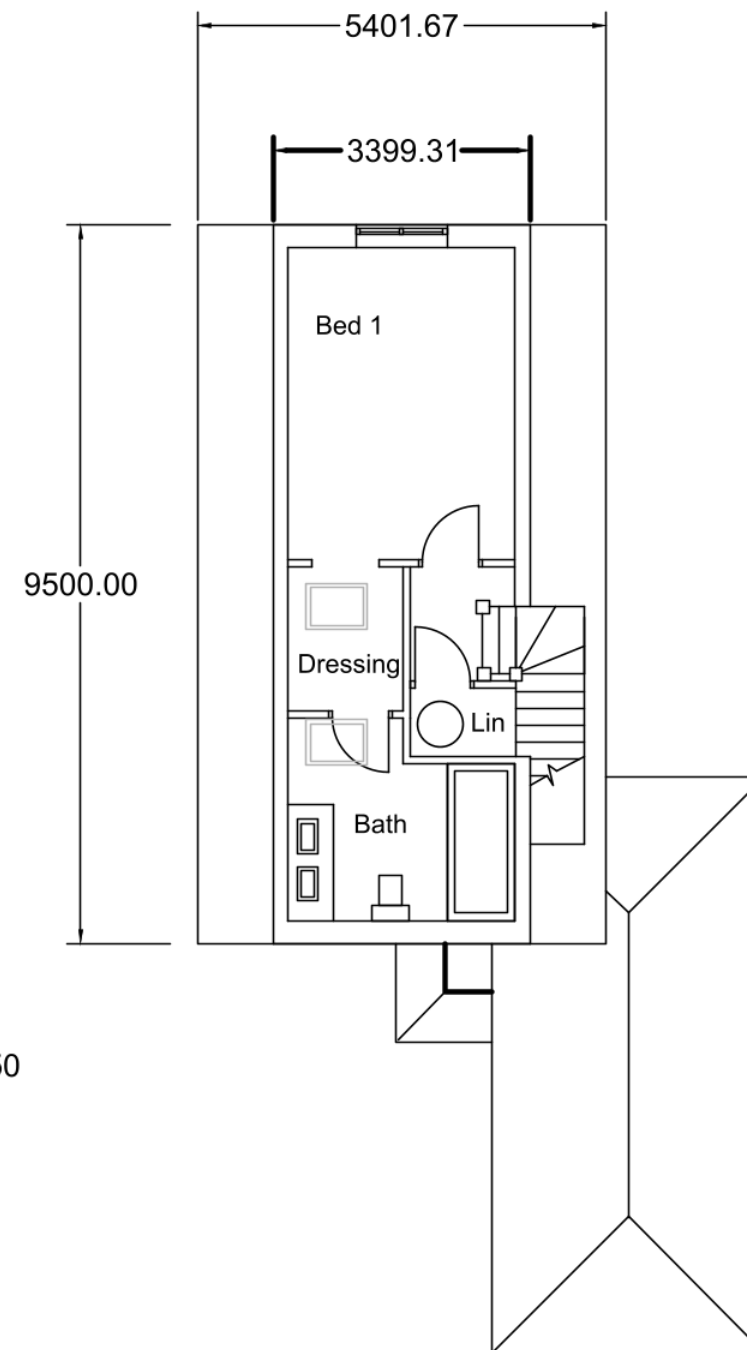
Project	RPH/23/010	Sheet
Date	Jan 2024	23/010/001 Rev G
Scale	1:200 A3	



Ground floor



Scale in meters



First floor

General Notes

A	Dims added to floor plan	11/24
No.	Revision/Issue	Date

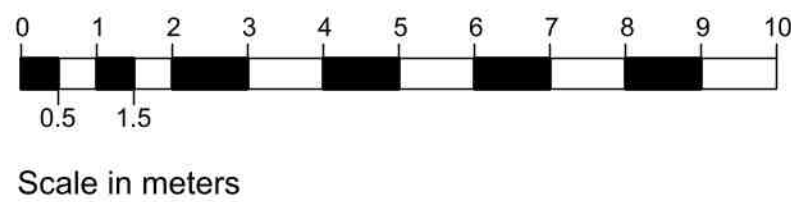
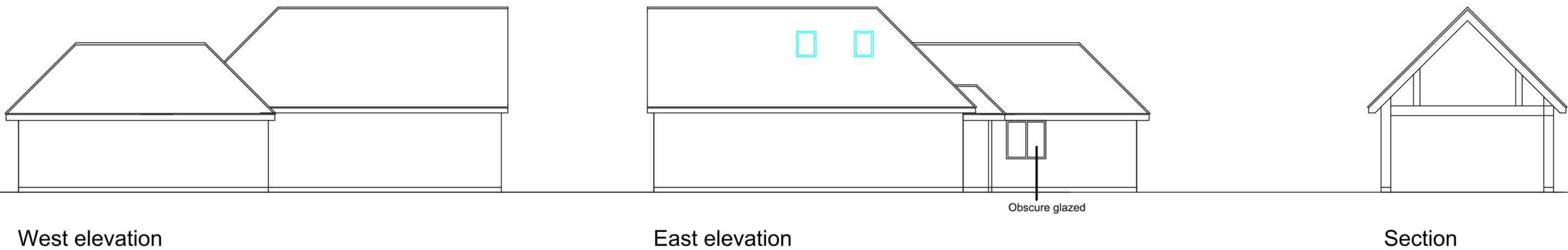
Drawing Title

Proposed floor plans

Project Name and Address

8 Pepys Road
Brampton

Project	RPH/23/010	Sheet
Date	Jan 2024	23/010/002
Scale	1:100 A3	A



General Notes

B	Anendments to LA comments	April 25
A	Roof height reduced 25 deg line shown to kitchen window of number 8	April 25
No.	Revision/Issue	Date

Drawing Title
Proposed elevations

Project Name and Address
8 Pepys Road Brampton

Project	Sheet
RPH/23/010	23/010/003
Date	Rev B
Jan 2024	
Scale	
1:100 A1	

C	Amendment to LA comments	04/25
B	Roof height reduced	04/25
A.	Dim added to bungalow	11/24
No.	No. Revision/Issue	Date

Firm Name and Address
Street elevation

Project Name and Address
8 Pepys Road
Brampton

Project	RPH/23/010	Sheet	23/010/005
Date	Jan 2024		C
Scale	1:100 A1		

