

AGENDA ITEM NO.

DEVELOPMENT CONTROL PANEL

19 JANUARY 2009

Case No: 0802594FUL (FULL PLANNING APPLICATION)

Proposal: ERECTION OF DWELLING

Location: LAND ADJACENT 15 WHITE HART LANE

Applicant: MR AND MRS M D GOULD

Grid Ref: 525234 270389

Date of Registration: 14.10.2008

Parish: GODMANCHESTER

RECOMMENDATION - REFUSE

1. DESCRIPTION OF SITE AND APPLICATION

- 1.1 The site is located within an existing residential area in Godmanchester and currently forms part of the garden to No. 15 White Hart Lane. Within the immediate locality there are a mix of semi detached two storey dwellings, terrace dwellings along Hilsdens Drive, as well as semi detached single storey dwellings further to the north west of White Hart Lane.
- 1.2 The proposal seeks the erection of a two-storey dwelling to the end of 15 White Hart Lane, to form a row of terrace dwellings. The proposed dwelling measures approximately 9.1 metres in width by 7.5 metres in height. In addition to the dwelling a detached single garage is proposed, approximately 3 metres in width by 5.54 metres in depth. Further alterations include the creation of a fenced access route from the north western corner of the site, to provide rear access to No. 15.

2. NATIONAL GUIDANCE

- 2.1 **PPS1: "Delivering Sustainable Development" (2005)** contains advice on the operation of the plan-led system.
- 2.2 **PPS3: "Housing" (2006)** sets out how the planning system supports the growth in housing completions needed in England.
- 2.3 **PPG13: "Transport" (2001)** provides guidance in relation to transport and particularly the integration of planning and transport.

For full details visit the government website <http://www.communities.gov.uk> and follow the links to planning, Building and Environment, Planning, Planning Policy.

3. PLANNING POLICIES

Further information on the role of planning policies in deciding planning applications can also be found at the following website:

<http://www.communities.gov.uk> then follow links Planning, Building and Environment, Planning, Planning Information and Guidance, Planning Guidance and Advice and then Creating and Better Place to Live.

3.1 **East of England Plan - Revision to the Regional Spatial Strategy (May 2008)**

East of England Plan - Revision to the Regional Spatial Strategy (May 2008) Policies viewable at <http://www.go-east.gov.uk> then follow links to Planning, Regional Planning then Related Documents

- **SS1:** "Achieving Sustainable Development" – the strategy seeks to bring about sustainable development by applying: the guiding principles of the UK Sustainable Development Strategy 2005 and the elements contributing to the creation of sustainable communities described in Sustainable Communities: Homes for All.
- **H1:** "Regional Housing Provision 2001 to 2021" – Local Planning Authorities should facilitate the delivery of district housing allocations – 11,200 for Huntingdonshire.
- **ENV7:** "Quality in the Built Environment" - requires new development to be of high quality which complements the distinctive character and best qualities of the local area and promotes urban renaissance and regeneration.

3.2 **Cambridgeshire and Peterborough Structure Plan (2003)**

Saved policies from the Cambridgeshire and Peterborough Structure Plan 2003 are relevant and viewable at <http://www.cambridgeshire.gov.uk> follow the links to environment, planning, planning policy and Structure Plan 2003.

None relevant

3.3 **Huntingdonshire Local Plan (1995)**

Saved policies from the Huntingdonshire Local Plan 1995 are relevant and viewable at www.huntingdonshire.gov.uk/localplan95.

- **H31:** "Residential privacy and amenity standards" – Indicates that new dwellings will only be permitted where appropriate standards of privacy can be maintained and adequate parking provided.
- **H32:** "Sub-division of large curtilages" states support will be offered only where the resultant dwelling and its curtilage are of a size and form sympathetic to the locality.
- **En25:** "General Design Criteria" - indicates that the District Council will expect new development to respect the scale, form, materials and design of established buildings in the locality and make adequate provision for landscaping and amenity areas.

3.4 **Huntingdonshire Local Plan Alterations (2002)**

Saved policies from the Huntingdon Local Plan Alterations 2002 are relevant and viewable at www.huntingdonshire.gov.uk/localplan - Then click on "Local Plan Alteration (2002).

- **STR1** – District Hierarchy - Outlines the settlement hierarchy. Market Towns and the rural growth village of Yaxley where housing development up to and including estate scale may proceed.
- **STR2** – Provides definitions for housing development.
- **STR3** – Market Towns – are Huntingdon; Godmanchester; St Neots; St Ives; Ramsey and Bury.
- **HL5** – Quality and Density of Development - sets out the criteria to take into account in assessing whether a proposal represents a good design and layout.
- **HL7** – Reusing Brownfield Land and Buildings - indicates that the District Council will seek to maximise the re-use of previously developed land.

3.5 **Huntingdonshire Interim Planning Policy Statement 2007**

Policies from the Huntingdonshire Interim Planning Policy Statement 2007 are relevant and viewable at <http://www.huntsdc.gov.uk> click on Environment and Planning, then Planning then Planning+Policy then Informal policy statements where there is a link to Interim Planning Policy Statement 2007.

- **B1** – Design Quality - developments should demonstrate a high quality of design in terms of layout, form and contribution to the character of the area.
- **B4** – Amenity - developments should not have an unacceptable impact upon amenity of existing or future occupiers.
- **T2** – Car and Cycle Parking - development proposals should limit car parking and provide cycle parking facilities to the levels set out in the Council's parking standards.

3.6 **Huntingdonshire Local Development Framework submission Core Strategy 2008**

Policies from the Huntingdonshire Local Development Framework submission Core Strategy 2008 are relevant and viewable at <http://www.huntsdc.gov.uk> click on Environment and Planning then click on Planning and then click on Planning Policy where there is a link to the Local Development Framework Core Strategy.

- **CS1:** "Sustainable development in Huntingdonshire" – all developments will contribute to the pursuit of sustainable development, having regard to social, environmental and economic issues. All aspects will be considered including design, implementation and function of development.

- **CS3:** “The Settlement Hierarchy” – Identifies Godmanchester as a key service centre in which development schemes of up to 59 dwellings may be appropriate in the built up area.

3.7 **Huntingdonshire Design Guide (2007)**

4. **PLANNING HISTORY**

- 4.1 0800052FUL - Erection of dwelling with garage and erection of 4.1 garage – refused (**Copy attached**)

5. **CONSULTATIONS**

- 5.1 **Godmanchester Town Council** – recommend **APPROVAL**, adequate space for new property, design accords with policies on design quality and streetscene (**Copy attached**)

6. **REPRESENTATIONS**

- 6.1 **TWO** letters of **OBJECTION** from occupiers of 8 and 9 Hilsden Drive on the following grounds:

- proximity to the surrounding properties, loss of privacy and loss of value
- land should not be used for development
- concern that this development would not be in keeping with the area
- loss of sunlight to garden
- lack of time given to research boundaries
- noise from dwelling

7. **SUMMARY OF ISSUES**

- 7.1 The main issues to consider are the principle of the development, the impact on the character and appearance of the area, the design of the proposal and the impact on highway safety.

Principle of development

- 7.2 The site is located with an existing residential area of Godmanchester. Godmanchester is identified as a Key Service Centre in the Submission Core Strategy in which development schemes of moderate and minor scale and infilling may be appropriate within the built-up area. The proposal for a single dwelling on this site is therefore considered to be acceptable, in principle, subject to other material considerations.

Character and appearance of the area

- 7.3 The site area currently forms the side garden for No. 15 White Hart Lane. The site lies within an existing residential area. To the north west of the site along Hilsdens Drive there are a variety of terrace and semi detached properties. Adjacent to the site and to the south east the majority of the dwellings are flat fronted semi-detached dwellings, with some single storey dwellings further along White Hart Lane to the North West.

Design

- 7.4 The proposal seeks the erection of a two storey dwelling, to be attached to the end elevation of No. 15 White Hart Lane, forming a row of three dwellings. The proposed dwelling would have a frontage of approximately 9.1 metres and would have a ridgeline lower than No.15. It would be flat fronted. The proposed dwelling would have a larger frontage than the existing semi detached dwellings and as such would include additional windows at ground floor and first floor to serve a study and dressing room respectively.
- 7.5 There are no objections to the flat fronted design of the dwelling, however the proposed dwelling has a frontage approximately 2.8 metres longer and has a lower ridgeline than the existing semi detached dwellings and as such appears to be out of proportion with the surrounding properties. The proposed dwelling would not appear to be well integrated with the neighbouring buildings. The proposal would therefore not respect the character of the area, given the dwelling's proportions and scale and fails to harmonise with its surroundings.
- 7.6 Having regard to the siting of the single detached garage and the existing positioning of the detached garage associated with No. 7 Hilsdens Drive, there are no objections in principle to the proposed garage. However, a garage set further back into the site would improve the relationship of the dwelling and garage within the streetscene.

Residential amenity

- 7.7 The proposed dwelling is approximately 5.4 metres from the boundary to the northwest and approximately 4.5 metres to the north/north east (at the nearest point). There is only one small window at first floor level on the side elevation, to the landing. Having regard to the siting of the dwelling, its scale and the position of windows, it is not considered that the proposal would unduly harm residential amenity by reason of overlooking or overshadowing.
- 7.8 Whilst concern has been raised over noise, the proposal is only for one residential unit, in a residential area. The use is therefore acceptable. Issues over loss of value and the need to research the existing boundaries are noted, however these are not planning matters and are not considered further.
- 7.9 In conclusion, the proposed development is of an inappropriate scale and given its relationship with the adjoining properties would form an unsatisfactory relationship. The proposal would fail to harmonise with its surroundings and does not make a positive contribution to the area.

If you would like a translation of this document, a large text version or an audio version, please contact us on 01480 388388 and we will try to accommodate your needs.

8. RECOMMENDATION - REFUSE for the following reason:

- 8.1 The proposed dwelling, with a frontage of approximately 9.1 metres and a lower ridgeline than no.15, is of an inappropriate scale and proportions, having regard to the existing semi detached dwellings in the locality. The proposed dwelling would not appear well integrated with neighbouring buildings, fails to harmonise with its surroundings and would not make a positive contribution to the area. The proposal is therefore contrary to PPS1, PPS3, policy ENV7 of the Regional Spatial Strategy – East of England Plan, policy HL5 of the Huntingdonshire Local Plan Alteration 2002, policies H32 and En25 of the Huntingdonshire Local Plan 1995, policy CS1 of the Submission Core Strategy, policy B1 of the Huntingdonshire Interim Planning Policy Statement 2007 and Huntingdonshire Design Guide (2007).

BACKGROUND PAPERS:

Planning Application File Reference: 0802594FUL

East of England Plan – Revision to the Regional Spatial Strategy May 2008

Cambridgeshire and Peterborough Structure Plan, 2003

Huntingdonshire Local Plan, 1995

Huntingdonshire Local Plan Alteration, 2002

Huntingdonshire Interim Planning Policy Statement 2007

Huntingdonshire Local Development Framework Submission Core Strategy 2008

Huntingdonshire Design Guide, 2007

CONTACT OFFICER:

Enquiries about this report to **Michelle Nash Development Control Officer**
01480 388405