

6. **Appellant:** Mr & Mrs P Raynor
Agent: Parkin Planning Services
- Alterations and extensions to create
one dwelling
3 School Lane, Kings Ripton
- Dismissed
10.12.08**
7. **Appellant:** Dr Schofield
Agent: Exedra Architects
- Erection of first floor extension
Linden House, Wennington Road
Wennington
- Allowed
10.12.08**

WRITTEN REPRESENTATIONS

1. **0703275FUL** **Extension and alterations to dwelling**
7 Brookfield Way, Bury
Mr & Mrs Saxby

Planning permission was refused under delegation agreement contrary to the recommendation of the Parish Council for the following reasons:

1. The size, proximity and set back position of the extension in relation to the neighbouring property would result in an overbearing impact and loss of light that would be detrimental to the amenities of the neighbouring property contrary to Development Plan Policy.
2. The position, size and distance of projection of the extension from the front elevation, would create an unduly prominent and intrusive feature that would be detrimental to the character and appearance of the host dwelling and detrimental to the amenities of the street scene contrary to Development Plan Policy

The Inspector's Reasons

- No. 7 is stepped back from the front of No.9 so that the two-storey side extension created would be predominantly to the rear of the original back wall of No. 9. It would protrude beyond a 45 degree line from the centre of the nearest windows of No. 9 and would conflict with Huntingdonshire Design Guide (SPD).
- The Inspector found that although the extension would be to the north west of the rear of No. 9 it would significantly reduce the light available to the rear elevations of that dwelling. It will also reduce the light from the south west that currently reaches the rear garden over the single storey element closest to No. 9. In addition, the occupiers would be faced with a large two-storey wall to the rear of their house and close to the garden boundary, this would dominate the view from the back of the house in a manner he considered overbearing.
- The Inspector found that the creation of a complex set of single and two storey extensions to the front of the building with different roof pitches would fail to harmonise with the existing building and would thus be harmful to its character and appearance. Furthermore, the size of the front extension would have a negative impact of the green and open appearance of the street created by the large front gardens that characterise the street scene.

The appeal was dismissed.

The link to this planning application in Public Access is:

http://planning.huntsdc.gov.uk/publicaccess/tcd/DcApplication/application_detailview.aspx?caseno=IU9IJ9IKS0000

2. **0704220OUT** **Erection of two dwellings with garaging**

**Wood Farm, Vicarage Road, Waresley
Mr & Mrs Mear**

Outline planning permission was refused under delegation agreement in accordance with the recommendation of the Parish Council for the following reason:

1. The erection of two dwellings with no agricultural restriction, outside of the environmental limits and beyond the built-up framework of Waresley, represents an unsustainable form of development which would be contrary to Development Plan Policy.

The Inspector's Reasons

- The appellants have asserted that the dwellings would be used in connection with agricultural and equestrian businesses but the development has not been justified as being required for the efficient management of agriculture. Therefore, the Inspector has treated the appeal as being for two dwellings without agricultural justification.
- The appeal site is at the end of Vicarage Road. There are farm buildings and a farm house close by and the character of the site is of open countryside. The Inspector acknowledged that the site is at the edge of the settlement but did not consider that the case for its inclusion within the environmental boundary of Waresley is strong enough to lead him to a conclusion that would conflict with the current Local Plan. Although the appellants have argued that they intend the dwellings to be used for agricultural occupancy the Inspector found that without the occupancy condition the properties could be used by non-agricultural worker commuting to work by car and the harm to sustainability would have taken place whether or not the Council was to refuse further applications for dwellings to support these businesses with an agricultural justification.

The appeal was dismissed.

The link to this planning application in Public Access is:

http://planning.huntsdc.gov.uk/publicaccess/tdc/DcApplication/application_detailview.aspx?caseno=IU9IJ9IKS0000

3. **0800119OUT** **Erection of dwelling with garaging following demolition of commercial store buildings
The Murdens and Colne House,
Church Street, Woodhurst
Mr T G Stimson**

Outline planning permission was refused under delegation agreement in accordance with the recommendation of the Parish Council for the following reasons:

1. The siting of the proposed dwelling, outside of the built form of the village and its scale would have a detrimental impact on the frontage settlement pattern of Woodhurst contrary to Development Plan Policy.
2. The siting and scale of the dwelling would harm the character of the Conservation Area contrary to Development Plan Policy.

3. The siting of the dwelling to the rear of the frontage development would have a detrimental impact on the amenities of the two dwellings to the east and west of the access contrary to Policy B4 of the HIPPS.

The Inspector's Reasons

- The appeal site is located to the rear of The Murdens and Colne House. The site's southern boundary adjoins residential properties fronting Church Street. Although there are small-scale outbuildings nearby, the frontage dwellings form a hard-edge between the more rural settings and built-up areas. The Inspector found no functional or physical link between the site and existing residential curtilages and considered that the site is not within the defined environmental limits. In addition, the dwelling would occupy a backland position, which would be uncharacteristic of the wider area.
- The Conservation Area overlaps the site and in the Inspector's view the scheme would harm the surrounding historic settlement pattern because tandem residential development would be atypical of this part of the area. Additionally, the new dwelling would be visible from Church Street through gaps between frontage properties. Whilst the traditional barn-like appearance would complement its rural settings the Inspector considered that its layout and form would not reflect the local vernacular.
- The Inspector considered that residential use of the access would be fundamentally and materially different from the existing activity, due to the frequency of comings and goings associated with residential living. Furthermore, the increased residential use of the access would be a continued source of annoyance for both The Murdens and Colne House. He concluded that the proposal would unacceptably harm those residents' living conditions.

The appeal was dismissed.

The link to this planning application in Public Access is:

http://planning.huntsdc.gov.uk/publicaccess/tdc/DcApplication/application_detailview.aspx?caseno=IU9IJ9IKS0000

4. **0704119FUL 'A'** **Erection of two dwellings**
0704120CAC 'B' **2 Longstaff Way, Hartford**
Mr & Mrs Herbert

Planning permission and Conservation Area Consent were refused by Development Control Panel at its meeting held on 25 February 2008 in accordance with officer advice but contrary to the recommendation of the Town Council. Planning permission was refused for the following reasons:

1. The proposed subdivision of the site would fail to respect the local pattern of development, characterised by large properties, generally set forward within the plot. The resultant expanse of built form and subdivision of the site is considered to be at odds with the strong sense of space and loose knit nature of the development which characterises

this part of the Conservation Area. The proposal is therefore contrary to Development Plan Policy.

2. The proposed erection of a second dwelling on the site and use of the existing informal access as a widened primary access to the dwelling, would fail to respect the informal and rural character of Church Lane. The proposed built form will have an increased presence when viewed from within the street while the boundary with the road will have a more domestic feel and character. Highway improvements required to improve visibility from the access will also cause further harm to the informal character of the area. The development has failed to demonstrate that the special character and appearance of this part of the Conservation Area can be retained/preserved and is thus considered contrary to Development Plan Policy.

Conservation Area Consent was refused for the following reason:

1. The scheme for redevelopment was refused and not considered acceptable, the demolition of this building without such a scheme would not ensure that the character and appearance of the Conservation Area is preserved or enhanced.

The Inspector's Reasons (Both Appeals)

- The Inspector considered the two appeals together as the outcome of the proposal for redevelopment is the only consideration in relation to the application for Conservation Area Consent.
- The plot lies within the Hartford Conservation Area, the proposed development would replace the existing bungalow. Property 1 would be sited 25m back from Church Lane and property 2 would be built to the north of the site accessed from Longstaff Way. The proposed subdivision of the plot would result in a development density of about 9 units per hectare which the Inspector considered would be sufficiently low to maintain the very loose knit and well wooded character of the area. Property 1 would be slightly larger than the existing bungalow but the roof line would be lower than that of the approved extension to the existing dwelling. There would also be the potential to secure extensive planting through a landscape condition which would reduce the prominence and retain the very green character of Church Lane.
- The Inspector considered that the three dwellings opposite the site give this part of Church Lane less of a rural character than that beyond the small car park. Furthermore, he did not consider that the small increase in traffic from one additional dwelling would be harmful nor did he accept that an additional dwelling would lead to a harmful sense of formality. The visibility splay required would not need to be heavily engineered and sensitive boundary treatment would respect the character of the lane more than the existing fencing. The Inspector concluded that the proposed development would not be harmful to the character and appearance of the area and it would satisfy the statutory requirement to preserve or enhance the character and appearance of the Conservation Area.

The appeals were allowed subject to conditions including a requirement for the detailed submission and approval of all materials to be used for the houses and boundary treatments and soft landscaping. Permitted development rights relating to the erection of fencing, gates and walls to the front of the dwellings were removed.

The link to this planning application in Public Access is:

http://planning.huntsdc.gov.uk/publicaccess/tdc/DcApplication/application_detailview.aspx?caseno=IU9IJ9IKS0000

5. **0704192FUL'A'** **Erection of three flats**
0704193CAC 'B' **Demolition of bungalow**
 3 Temple Close, Huntingdon
 Mr T Beazleigh

Planning permission and Conservation Area Consent were refused under delegation agreement in accordance with the recommendation of the Town Council. Planning permission was refused for the following reasons:

1. The scale of the proposal is not considered in keeping with the residential character of the locality and would create a cramped form of development on the site. The design is such that the building would not sit comfortably within the existing street scene, the building would appear squat with an uncharacteristically heavy roof. The proposal would therefore have a detrimental impact on the character and appearance of the street scene and the Conservation Area contrary to Development Plan Policy.
2. The applicant has failed to demonstrate that adequate cycle parking has been provided on site to serve the three dwellings contrary to Development Plan Policy.
3. The applicant has failed to provide adequate bin storage for the development, locating the storage 32 metres from the highway from where it would be collected contrary to Development Plan Policy.

Conservation Area Consent was refused for the following reason:

1. The scheme for redevelopment was refused and not considered acceptable, the demolition of this building without such a scheme would not ensure that the character and appearance of the Conservation Area is preserved or enhanced.

The Inspector's Reasons (Both Appeals)

- The Inspector considered the two appeals together as the outcome of the proposal for redevelopment is the only consideration in relation to the application for Conservation Area Consent.
- Temple Close is a very narrow street on the edge of the Town Centre and within the Conservation Area. The existing buildings on this part of the street present a disparate range of styles whilst on the north side there is a more compact and coherent character derived from Victorian housing with more modern infilling. The

proposed building would replace the existing bungalow with a wider, deeper building which would have a two and a half storey element to the front and a single storey element to the rear. Although the Inspector did not find the greater width of development harmful in itself, he considered the single storey element with its low roof line covering the full width of the building would be an awkwardly proportioned addition. The proposed building would stand well forward of the detached house at 5 Temple Close and it would tend to dominate the street scene from the east.

- The Inspector acknowledged that planning should not be prescriptive in terms of style, but for a development in this location to meet the statutory test of preserving or enhancing the character or appearance of the Conservation Area it should sit comfortably in the street scene. He considered that the proposed development would fail to successfully integrate with the neighbouring development.

The appeals were dismissed.

The link to this planning application in Public Access is:

http://planning.huntsdc.gov.uk/publicaccess/tdc/DcApplication/application_detailview.aspx?caseno=IU9IJ9IKS0000

6. 0801482FUL Alterations and extensions to create one dwelling, 3 School Lane, Kings Ripton Mr & Mrs P Raynor

Planning permission was refused under delegation agreement contrary to the recommendation of the Parish Council for the following reasons:

1. The design, bulk and massing of the extension would not adequately respect the form and scale of the existing dwelling contrary to Development Plan Policy.
2. The design and mass of the extension, located in close proximity to the common boundary with No. 4A School Lane, would create conditions that are detrimental to the amenities of the adjacent property contrary to Development Plan Policy.

The Inspector's Reasons

- The proposed development would convert a pair of small semi-detached houses into a single detached house and add a substantial two storey extension to the rear elevation and an extension to the front. No issues have been raised in respect of the small extension to the front and the Inspector found no harm in relation to this element of the proposed development.
- The appeal site lies within the Kings Ripton Conservation Area. The extension would more than double the existing depth of the house and the ridge height would be only marginally lower than the existing. The Inspector acknowledged that, from the Churchyard, the appearance would not be harmful to the setting of

the listed building or the Conservation Area. However, from the east the overall depth of the building with a largely bare side elevation, would make it appear excessively bulky and poorly proportioned in relation to the smaller scale of the existing building and neighbouring cottages. In this respect he considered that it would fail to preserve or enhance the character or appearance of the Conservation Area.

- Whilst the Inspector accepted that the position of the house would mean it would not have a significant impact inside No 4A he considered that the height and depth of the rear extension would dominate the sitting out area of the garden of No 4A and result in a significant loss of afternoon sunlight. This would seriously detract from the enjoyment of this space. He concluded that the development would be harmful to the living conditions at 4A.

The appeal was dismissed.

The link to this planning application in Public Access is:

http://planning.huntsdc.gov.uk/publicaccess/tdc/DcApplication/application_detailview.aspx?caseno=IU9IJ9IKS0000

7. 0801514FUL Erection of first floor extension Linden House, Wennington Road Wennington Dr Schofield

Planning permission was refused under delegation agreement contrary to the recommendation of the Parish Council for the following reasons:

1. The height and length of the first floor extension would dominate the existing dwelling, significantly increasing its massing and resulting in an elongated built form that would be detrimental to the character and appearance of the open countryside. The two unequally spaced groups of roof lights are a modern design element that would be incongruous and out of keeping within the design of this traditional dwelling. The proposal would therefore be contrary to Development Plan Policy.

The Inspector's Reasons

- Linden House is a large house with a spreading floorplan standing on a large plot in a fairly isolated position in the countryside. The proposed extension would provide a second storey and a balcony above the long single storey element to the rear.
- The Inspector considered that the extension proposed would respect the form of the dwelling as it is now and would not result in a significant change to its scale and form. The ridge of the extension would be slightly lower than the original dwelling and whilst it would increase the bulk of the dwelling the footprint would remain unchanged. The Inspector concluded that in the context of the scale of the building and the character of the plot on which it stands, the extension would not dominate the existing building and would be subservient to it. The proposal would therefore not have a harmful impact on the character of the countryside.

The appeal was allowed subject to standard time and material conditions.

The link to this planning application in Public Access is:

http://planning.huntsdc.gov.uk/publicaccess/tdc/DcApplication/application_detailview.aspx?caseno=IU9IJ9IKS0000

Background Papers:

Relevant Appeal Files

CONTACT OFFICER - enquiries about this Report to Mrs J Holland, Administrative Officer, ☎ 01480 388418.

FORTHCOMING APPEALS

Informal Hearing

21 January 2009 98a Great North Road, Eaton Socon