

Case No: 0603872FUL (FULL PLANNING APPLICATION)

Proposal: ERECTION OF DORMER WINDOWS TO FORM ACCOMMODATION AT FIRST FLOOR AND PART DEMOLITION OF EXISTING DWELLING. ERECTION OF NEW DWELLING

Location: LAND AT AND INCLUDING 34 COMMON LANE

Applicant: MR R STRATTON

Grid Ref: 527887 271308

Date of Registration: 06.12.2006

Parish: HEMINGFORD ABBOTS

RECOMMENDATION - REFUSAL

1. DESCRIPTION OF SITE AND APPLICATION

1.1 This site is located on the northern side of Common Lane. It is occupied by a wide chalet bungalow which has garden on three sides. There are dwellings on all sides of the site. Development in the area is mixed with a variety of house types and plot sizes. Many of the plots in the area are very long but this plot is one of 5 shallow frontage plots, it has a depth of just less than 30m and a width at the building line of 28.5m.

1.2 The proposal is to demolish the eastern part of the existing dwelling, make substantial changes to the remaining structure and erect a new dwelling partly on the area cleared by the demolition and partly in the side garden to the east. A new vehicular access to Common Lane would be formed.

1.3 The application has been amended three times:

The original scheme involved:

- reducing the width of the existing chalet bungalow from 15.8m to 11m
- increasing its depth from 7.8m to 10.2m
- constructing substantial new flat roofed dormer windows
- constructing a new two storey house 11m wide and 7.3m deep, 2m away from the retained house
- constructing a double garage in front of the new house

The first revision:

- introduced a 'mansard' cross-section for the chalet bungalow
- the roofs of the new house and its double garage were hipped throughout
- materials were changed to full or part rendered elevations to both buildings and black boarding to the upper walls of the house.

The second revision:

- the mansard design for the chalet bungalow but with a ridge height of 7.3m and dormers with vertical proportions
- a revised design for the new dwelling with a width of 10.5m, a depth 6m and a height increased to 8m
- an attached garage on the side adjacent to the bungalow and a substantial, two storey central rear wing.

The third and final revision and the basis on which the application should be determined, features changes that were not requested by officers. It was submitted in response to advice that all previous schemes were unsatisfactory:

- the chalet bungalow reduced in width from 15.8m to 10m, with no change to its ridge height or roof style
- new rooflights on the front roof slope and a new flat roofed dormer window on the rear roof slope similar to the existing
- a new two storey dwelling 10.1m wide, 7.1m deep, with a gabled roof standing 5.4m from the retained chalet bungalow
- no garage is proposed but there is space to access the rear garden

- 1.4 The site is in within the village environmental limits and the built-up area and in the Conservation Area.

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 **PPG15: “Planning and the Historic Environment” (1994)** sets out Government policies for the identification and protection of historic buildings, conservation areas, and other elements of the historic environment. It explains the role played by the planning system in their protection.

For full details visit the government website 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 polices in deciding planning applications can also bee found at the following website: 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 (2008). Policies viewable at <http://www.go-east.gov.uk> then follow the links to planning, regional planning then related documents.
- **ENV7** – Quality in the Built Environment – requires new development to be of a 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.
- **H33:** "Sub-division of large curtilages affecting protected buildings or features" states the subdivision of curtilages will not be supported where development will adversely affect the qualities of a Conservation Area or affect trees worthy of protection.
- **En5:** "Conservation Area Character" - development within or directly affecting conservation areas will be required to preserve or enhance their character and appearance.
- **En6:** "Design standards in Conservation Areas" – in conservation areas, the District Council will require high standards of design with careful consideration being given to the scale and form of development in the area and to the use of sympathetic materials of appropriate colour and texture.
- **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 Alteration 2002 Saved policies from the Huntingdonshire Local Plan Alteration 2002 are relevant and viewable at www.huntingdonshire.gov.uk/localplan then click on Local Plan Alteration 2002

- **STR2** - Provides definitions for housing development – Infilling: the filling of an undeveloped plot in an otherwise built-up frontage by no more than two dwellings. Subject to other Local Plan policies.
- **STR6** – Infill Villages – includes Hemingford Abbots

- **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.
- **HL9** – Infill Village Housing – will be restricted to infilling, where suitable sites exist within the village environmental limits.

3.5 Policies from the Huntingdonshire Interim Planning Policy Statement 2007 are relevant and viewable at <http://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.
- **B8** – Conservation Areas - states the criteria against which developments within or affecting a Conservation Area should be assessed.
- **T1** – Transport Impacts - development proposals should be capable of being served by safe convenient access to the transport network and should not give rise to traffic volumes that exceed the capacity of the local transport network.
- **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 Policies from the Huntingdonshire Local Development Framework Submission Core Strategy are relevant and viewable at <http://www.huntsdc.gov.uk> click on environment and planning then click on planning then click on planning policy where there is a link to the Local Development Framework Core Strategy

- **CS1**: “Sustainable development in Huntingdonshire” – all development 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 Hemingford Abbots as a smaller settlement in which residential infilling will be appropriate within the built up area.

3.7 The SPG Design Guide (Parts 1, 2 and 4) is a material consideration.

- 3.8 The Hemingford Abbots Conservation Area Character Assessment is a material consideration
- 4. PLANNING HISTORY**
- 4.1 None relevant
- 5. CONSULTATIONS**
- 5.1 **Hemingford Abbots Parish Council – NO OBJECTION** (Copy attached)
- 6. REPRESENTATIONS**
- 6.1 Neighbours – 12 responses have been received to the neighbour consultation on both the original plans and the superseded amendments. The following comments have been made:-
1. The garage is too far forward and is not consistent with the general building line along the street. It will be too prominent in the street scene. As a consequence, the proposal would have an adverse impact on the character of the Conservation Area.
 2. The new dwelling is too large, and it will be cramped in its plot. The proposal is an over-development of the site.
 3. The style of the new building is out of keeping with other development in the area, and includes features which are alien to the village. The design is too modern for the locality.
 4. The accesses are too close together.
 5. The proposal would result in a loss of amenity though increased noise, disturbance, loss of view and loss of light.
 6. The proposal would result in the loss of a number of trees.
 7. There will be insufficient parking provision on site. Vehicles will therefore be forced to park on the road, causing an obstruction.
 8. The proposal could set a precedent for further development in the village.
 9. The alterations to the existing dwelling will detract from the character of the area.
 10. The local infrastructure cannot cope with any more development.
 11. The development is being done for speculative reasons only.
 12. The proposal would have an adverse impact on the adjacent listed buildings.
- 6.2 Objections to the final amended scheme have been made by or on behalf of 8 residents:
1. Overdevelopment – the site is not large enough to accommodate two dwellings other than in the form of a pair of semi-detached houses. Development in the area is generally open and less dense.
 2. The siting of the new dwelling still confirms the overdevelopment of the site and it is out of keeping.
 3. The alterations to the existing bungalow are unfortunate in terms of height and design.
 4. Harmful to the character and appearance of the area which is basically traditional dwellings in ample plots.
 5. Out of keeping with the scale and form of existing development and contrary to policies En5 and En6.
 6. Inadequate off-street parking for the new house, on street parking results in damage to verges.
 7. The new dwelling is too close to the road.

7. SUMMARY OF ISSUES

- 7.1 The main issues in this case are the principle of an additional dwelling; the impact of development on the character and appearance of this part of the Conservation Area, the effect on the amenity of neighbouring properties, access and the impact on trees.

The principle of development

- 7.2 The erection of a single dwelling on a site on an existing road frontage would be infilling development in accordance with policies STR2, STR6 and HL9 of the Local Plan Alteration and with policy CS3 of the Submission Core Strategy. It would also comply with policy HL7 which seeks to maximise the use of previously-developed land.

The impact of development on the character and appearance of the Conservation Area

- 7.3 The final revised proposal still causes harm to the area which is characterised by single dwellings in ample plots. The adjacent semi-detached houses provide a slightly higher density but they too have ample space around them. This contributes to the loose fragmented character of the lane. The proposal is for two units relatively close to each other where there is little space around them. This density is atypical of the area and the lack of space for landscaping to the front will make the buildings unduly prominent in the street scene.
- 7.4 The design of the new dwelling is slightly better than the previous proposals and the character of Common Lane is varied but the quality of the design and the proportions of the fenestration would detract from the character of the area.
- 7.5 The design of the reduced dwelling results in a foreshortened building with little design integrity which appears too short and squat, with prominent rooflights and a box dormer at the rear which are not satisfactory.
- 7.6 Despite long negotiations the scheme is still not acceptable. The principle of an additional dwelling cannot be supported if the character and appearance of the Conservation Area are harmed. Officers have advised the applicant that the preferred way of accommodating two dwellings on the site would be a pair of semi detached dwellings. This would place a single structure in the centre of the site with sufficient space around it, mirroring the character of development on this side of the street.
- 7.7 The proposal would be contrary to policies ENV7, H32, H33, En5, En6, En25, HL5, B1 and B8.

The effect on the amenity of neighbouring properties

- 7.8 The new dwelling will not have a significant adverse impact on the amenities of adjacent properties. There would be some overlooking of the houses opposite but this is a common situation and does not

warrant the refusal of planning permission. The proposal would comply with policies H31 and B4.

Access

- 7.9 The development does not raise any fundamental highway issues, and the amount of traffic generated will not have an adverse impact on the safety of existing road users. The revised proposal make provision for 2 parking spaces for the chalet bungalow and 1 space for the new dwelling, although more space could be provided. This accords with (i.e. is less than) the maximum standard set out in policy T2. The proposal accords with policy T1.

The impact on trees

- 7.10 None of the trees on the site made a significant contribution to the character of the conservation area. The garden has now been cleared of vegetation.
- 7.11 Having regard to applicable national and local planning policies, and having taken all relevant material considerations into account, it is considered that planning permission should not be granted in this instance.

8. RECOMMENDATION – REFUSE, for the following reason:

- 8.1 The proposal to alter an existing chalet bungalow and erect a new two storey dwelling would be harmful to the character and appearance of the Hemingford Abbots Conservation Area because the two dwellings in relatively close proximity within the plot would be out of keeping with the loose, fragmented character of the area. The designs of both buildings are also unsatisfactory in that the alterations to the chalet bungalow result in a foreshortened building of poor proportions, with unduly prominent rooflights and rear dormer window. In combination with the poorly proportioned fenestration of the new house this exacerbates the over-developed appearance of the site. The proposal would be contrary to policy ENV7 of the East of England Plan; H32, H33, En5, En6 and En25 of the Huntingdonshire Local Plan 1995; HL5 of the Huntingdonshire Local Plan Alteration 2002 and B1 and B8 of the Huntingdonshire Interim Planning Policy Statement 2007. The proposal does not accord with the design guidance in the Huntingdonshire Design Guide SPD 2007.

BACKGROUND PAPERS:

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 Alterations (2002)
Huntingdonshire Interim Planning Policy Statement 2007
Huntingdonshire Local Development Framework Submission Core Strategy 2008

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