

Case No: 0803236FUL (FULL PLANNING APPLICATION)
0803242FUL (FULL PLANNING APPLICATION)

Proposal: ALTERATIONS AND SUB-DIVISION OF DWELLING INTO TWO DWELLINGS

Location: 45 HIGH STREET PE28 9BJ

Applicant: MR N GRAY

Grid Ref: 529309 270654

Date of Registration: 11.11.2008

Parish: HEMINGFORD GREY

RECOMMENDATION - APPROVE

1. DESCRIPTION OF SITE AND APPLICATION

- 1.1 This is a combined report for two applications relating to different parts a two storey terraced house on the road frontage of the site which is on the north side of High Street, to the East of The Cock public house/restaurant. Within the same ownership, but not part of the application site, there is a single storey rear wing which contains manager's accommodation/reception and kitchen facilities for a further building at the rear providing seven guest bedrooms. There is a private garden to the side/rear of the guest bedrooms and a separate parking area for guests with seven spaces. At the end of the terrace closest to the public house there is a further cottage, number 45a, which was also part of the house but is now a separate dwelling in other ownership. Beyond this there is the vehicular access to the site, adjoining the public house car park.
- 1.2 The proposal is to convert the terraced house into two dwellings, each of which is the subject of a separate application. The accommodation, which is not used at present, consists of two ground floor rooms and three bedrooms and a study on the first floor.
- 1.3 Application 0803236FUL relates to the western part of the building. It would become a two bedroom unit with a ground floor lounge/diner/kitchen. It would have a small rear patio garden, approximately 3m wide and 7m deep, leading to a single car parking space.
- 1.4 Application 0803242FUL relates to the eastern part of the building. It would become a one bedroom unit with a ground floor lounge/diner/kitchen. Because this part of the building has the rear wing behind it, it only has a small rear yard, approximately 2m by 1m. The amended plans show a parking space for this unit at the side of the vehicular access.

- 1.5 The site is within the village environmental limit and the built-up area. It is also in the Conservation Area, High Street is classified (C121) and the site is in a Flood Risk 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 of housing completions needed in England.
- 2.3 **PPG13 “Transport” (2001)** provides guidance in relation to transport and particularly the integration of planning and transport.
- 2.4 **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.
- 2.5 **PPS25 – “Development and Flood Risk” (2006)** sets out Government policy on development and flood risk. Its aims are to ensure that flood risk is taken into account at all stages in the planning process to avoid inappropriate development in areas at risk of flooding, and to direct development away from areas of highest risk. Where new development is, exceptionally, necessary in such areas, policy aims to make it safe, without increasing flood risk elsewhere, and, where possible, reducing flood risk overall.

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) Policies viewable at <http://www.go-east.gov.uk> then follow 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 that 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 and features states that the subdivision of large curtilages will not be supported where development will adversely affect the qualities of a Conservation Area or trees worthy of protection.
- **En5:** “Conservation area character” - development within or directly affecting Conservation Areas will be required to preserve or enhance their character or appearance.
- **CS9:** Flooding. The Council will normally refuse development proposals that prejudice schemes for flood water management.

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)

- **STR6** – Hemingford Grey is an infill village
- **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, and support the re-use of empty properties.
- **HL9** – Infill villages housing – will be restricted to infilling where suitable sites existing within the village environmental limit.

3.5 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

- **P10** – Flood Risk. Development should not take place in areas of flooding or increase the risk of flooding elsewhere. Flood risk assessments are required where appropriate. Sustainable drainage systems should be used where appropriate.

- **B4** – Amenity – developments should not have an unacceptable impact on the amenity of existing and 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 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 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** – settlement strategy. Hemingford Grey is a smaller settlement in which residential infilling will be appropriate in the built up area.

3.7 The Hemingford’s Conservation Area Character Statement is a material consideration.

4. PLANNING HISTORY

- 4.1 90/1788 - Permission granted for an extension at the rear of the property to provide guest accommodation (five bedrooms).
- 4.2 92/0097 – Permission granted for two additional guest rooms in the roof space above the existing guest accommodation.
- 4.3 0202582FUL - Staff accommodation to the rear of the guest accommodation. Refused on grounds of inadequate privacy, amenity and parking for the new dwelling and flooding.
- 4.4 0502190FUL - Related to the adjoining property (now known as 45a) and was to convert this to a separate dwelling (it was also originally part of no 45). Planning permission was granted and the work has been carried out.

5. CONSULTATIONS

- 5.1 **Hemingford Grey Parish Council – OBJECTION** (both the original plan and the amended plan copies attached).

- 5.2 **Environment Agency** – The submitted Flood Risk Assessment is inadequate.
- 5.3 **Transport Planning Officer** – The amended plan is acceptable.

6. REPRESENTATIONS

- 6.1 Neighbours – Three neighbours, together with the Hemingford Grey Preservation Association have replied. The following comments have been made on the original plans:-
1. Only one car parking space is being provided for two dwellings. The lack of parking spaces on site will increase the need for road side parking in an area where there is already a considerable demand and a shortage of spaces. This will have a knock on effect on neighbours who do not have on site spaces, and on the whole parking situation in general. There is land within the ownership of the applicant to the rear of the property which could be used.
 2. The increased use of the access will increase hazards to existing road users. Visibility at the junction is poor and is often blocked.
 3. The subdivision of the property, including the permission already implemented, will result in an overdevelopment of the site.
 4. Neither of the two new properties will have any amenity space. Such space should be provided, especially as the site is in the Conservation Area.
 5. The properties need to have fire escapes in accordance with the current regulations.
- 6.2 Neighbours and the Preservation Association have been notified of the amended plans showing the additional car parking space. One neighbour has commented that the parking space adjacent to the pavement appears to be too tight, and that it would be better to have the parking space at the rear to improve highway safety.

7. SUMMARY OF ISSUES

- 7.1 The issues are: the principle of the development; access and parking; the amenity of new and existing dwellings; the effect on the character and appearance of the Conservation Area, and flood risk.
- 7.2 The principle of the development
- 7.3 Hemingford Grey is a village in which additional residential development is normally permitted: up to two dwellings under policy HL9 of the Local Plan Alteration 2002 but up to 3 dwellings under policy CS3 of the Submission Core Strategy 2008. The proposal is an acceptable scale of development for the village and both applications would accord with these policies.

Access and parking

- 7.4 The concerns about parking expressed by the Parish Council and others raise highway safety issues but also amenity and conservation issues which are considered below. Significant on-street parking already takes place because of properties in the area that have no off-street parking facilities, or insufficient spaces, and the presence of commercial uses.

- 7.5 One off-street parking space is to be provided for the western dwelling. Policy T2 and Appendix 1 of the HIPPS set a maximum of 2 spaces on average across the development for dwellings outside town centres but no minimum limit. There is therefore no policy justification for insisting on more than the proposed one space to the rear of the western unit.
- 7.6 The amended plans show a short (4.5m long) car parking space at the side of the vehicular access to the site for the use of the eastern unit. This space has no pedestrian visibility and a car parked on it would reduce or obscure pedestrian visibility for the access. It is therefore considered to be unsatisfactory and the use of this area should be prevented by condition. That would leave this unit without an off-street parking space. For the reasons set out above it is not considered that there is policy objection in terms of the amount of car parking provided. Because of the amount of on-street parking that already takes place it is not considered that the additional parking resulting from this development would materially worsen highway safety. The proposal therefore complies with policy T1.

The amenity of new and existing dwellings

- 7.7 Achieving good quality housing is one of the objectives of PPS3. New housing should be functional and, particularly where family housing is proposed, access to a private garden is important. The western unit which would have two bedrooms has an adequate private area, suitable for amenity use and bin storage. The eastern unit would have no garden but is unlikely to be occupied by a family so the absence of a private amenity area is not in this instance considered to be sufficient justification to refuse planning permission. Provision can be made for a bin store within the site. The small curtilages that both would have would not in this case be detrimental to the amenities of neighbouring properties. The applications would comply with policies H31, H32, H33, HL5 and B4 and with policy HL7 which requires the Council to maximise the use of previously developed land and buildings.
- 7.8 Irrespective of the number of off-street parking spaces provided, it is not considered that the impact on amenity of two additional dwellings would be serious enough to warrant planning permission being refused.

The effect on the character and appearance of the Conservation Area

- 7.9 External changes to the building are very limited, and will not affect the character or appearance of the Conservation Area. The proposals comply with policies En5 and B8. The sub-division of the original curtilage will also not harm the character or appearance of the Conservation Area and will comply with policy H33. The impact of additional on-street parking is not considered to harm the character or appearance of the Conservation Area.

Flooding

- 7.10 The site is in an area at risk of flooding. The Environment Agency has advised that the property is in an area which is now defended to the appropriate standard of protection of 1 in 100 years. It has further

advised that the Flood Risk Assessment needs to be revised prior to determination using River levels to assess the future flood risk. The river level is 7.59mAOD but the floor levels are 7.2 to 7.3mAOD so there is a potential risk to the property and the FRA needs to consider mitigation and recommendations to minimise damage so that any permission can be subject to appropriate conditions. Further information will be provided at or before the meeting.

Conclusions

- 7.11 Subject to satisfactory amendment of the Flood Risk Assessment these applications are acceptable and conform to the policies referred to above. There are no material considerations which suggest that planning permission should be refused.
- 7.12 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 be granted in this instance.

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8. **RECOMMENDATION – APPROVE**, subject to conditions to include the following:

02003	Time Limit (3yrs)
03022	Parking
Nonstand	No parking on west side of access
Nonstand	Bin Storage

BACKGROUND PAPERS:

East of England Plan - Revision to the Regional Spatial Strategy (May 2008)
Huntingdonshire Local Plan, 1995
Huntingdonshire Local Plan Alteration, 2002
Huntingdonshire Interim Planning Policy Statement 2007
Huntingdonshire Local Development Framework Submission Core Strategy 2008
The Hemingford's Conservation Area Character Statement

CONTACT OFFICER:

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