

**Case No:** 0803546FUL (FULL PLANNING APPLICATION)

**Proposal:** EXTENSION TO DWELLING

**Location:** 10 MADELEY COURT

**Applicant:** MRS D STEPHENS

**Grid Ref:** 529487 270808

**Date of Registration:** 12.01.2009

**Parish:** HEMINGFORD GREY

---

**RECOMMENDATION - APPROVAL**

**1. DESCRIPTION OF SITE AND APPLICATION**

- 1.1 This application is reported to the Panel as the applicant is the spouse of a member of the District Council and a Panel Member.
- 1.2 The site is a detached modern dwelling with attached flat roofed double garage sited on a small close of individual dwellings set in large plots within the Conservation Area. There is a small existing extension to the side of the property. The site is delineated by a 1.8m and 1m fence on the common boundaries with the adjacent dwellings and 1.8m fencing with a wall on the rear boundary, which adjoins gardens of the dwellings on Mill Lane. There is a tree preservation order on the trees to the front of the site.
- 1.3 The adjacent dwelling (No 12) has a garden room which has windows which face the application site.
- 1.4 The proposal is for a pitched roof over the existing garage and a single storey extension to the rear of the garage, which would wrap around to the rear of the property.

**2. NATIONAL GUIDANCE**

- 2.1 **PPS1: "Delivering Sustainable Development" (2005)** contains advice on the operation of the plan-led system.
- 2.2 **PPG15: "Planning and the Historic Environment" (1994)** sets out Government policies for the identification and protection of historic buildings,
- 2.3 **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 area 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

- Non relevant

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](http://www.huntingdonshire.gov.uk/localplan95)

- **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 Huntingdonshire Local Plan Alterations (2002)
- **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.
- **En18:** "Protection of countryside features" – Offers protection for important site features including trees, woodlands, hedges and meadowland.
- **CS9:** Flood Water Management.

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

- None relevant

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

- **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.
- **G3** – Trees, hedgerows and Other Environmental Features – development proposals should minimise risk of harm to trees, hedgerows or other environmental features of visual, historic or nature conservation value.
- **P10** – flood Risk – development should: not take place in areas at risk from flooding, unless suitable mitigation/flood protection measures are agreed; not increase the risk of flooding to properties elsewhere; make use of sustainable drainage systems where feasible; be informed by a flood risk assessment where appropriate.

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.

- None relevant

#### 4. **PLANNING HISTORY**

4.1 None

#### 5. **CONSULTATIONS**

5.1 **Hemingford Grey Parish Council- NO OBJECTION** (copy attached)

#### 6. **REPRESENTATIONS**

6.1 None

#### 7. **SUMMARY OF ISSUES**

- 7.1 The main issues to consider are, residential amenity, the impact on the character and appearance of the Conservation Area, the impact on trees and flooding.

### **Residential Amenity**

- 7.2 The proposed pitched roof and the extension to the side and rear of the dwelling would not have a significant adverse impact on the adjacent dwelling (No 12). There are windows of a garden room facing the common boundary with the application site but the room has other large windows which face to the north east and south east therefore the impact would be minimal. The proposed complies with policy B4.

### **Impact on the character and appearance of the Conservation Area**

- 7.3 The proposed extensions would not have a detrimental impact on the character or appearance of the Conservation Area as the pitched roofs, which are an improvement to the dwelling, and the design of the proposed extensions respect the form and scale of the existing dwelling. The proposed complies with policies En5, En6, En25, B1 and B8.

### **Impact on Trees**

- 7.4 The trees to the front of the site have a TPO and provided they are protected during development there would be no adverse impact on them. The proposal complies with En18 and G3

### **Flooding**

- 7.5 The floor levels of the proposed development will be set no lower than the existing levels and flood proofing of the proposed development will be incorporated where appropriate. The proposal complies with CS9 and P10
- 7.6 In the light of national guidance, Development Plan policies and other material considerations planning permission may be granted for the development as proposed.

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 – APPROVE**, subject to conditions to include the following:

02003	Time Limit (3yrs)
<b>05003</b>	Extension to match
<b>Nonstand</b>	Tree protection

### **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

**CONTACT OFFICER:**

Enquiries about this report to **Susan Sharpe Assistant Development  
Control Officer 01480 388408**