

AGENDA ITEM NO.

DEVELOPMENT CONTROL PANEL

20 APRIL 2009

**APPEAL DECISIONS
(Report by Development Control Manager)**

HEARING

1. **Appellant:** Mr & Mrs Brunning
 Agent: Andrew S Campbell Associates Ltd
- Conversion to dwelling **Dismissed**
 Former Methodist Chapel **04.03.09**
 Long Drove, Holme

WRITTEN REPRESENTATIONS

2. **Appellant:** Mr M Vellacot
 Agent: D H Barford & Co
- Erection of dwelling **Dismissed**
 Land south west of 80 High Street **27.02.09**
 Needingworth
3. **Appellant:** Mr N Wood
 Agent: Mr Robinson
- Erection of two storey extension **Dismissed**
 38 The Avenue **04.03.09**
 Leighton Bromswold
4. **Appellant.** Mrs F Wisson
 Agent: D H Barford & Co
- Erection of dwelling **Dismissed**
 Land north of Harbins Lane **13.03.09**
 Abbotsley
5. **Appellant** Mr S Bottomley
 Agent: David Trundley & Associates
- Erection of 3 storey dwelling with attached **Dismissed**
 garage **13.03.09**
 land adj. 38 St Judiths Lane,
 Sawtry

INFORMAL HEARINGS

1. **0801429FUL** **Conversion to dwelling
Former Methodist Chapel
Long Drove, Holme
Mr & Mrs Brunning**

Planning permission was refused by Development Control Panel at its meeting held on 14 July 2008 in accordance with the officer recommendation but contrary to the recommendation of the Parish Council for the following reason:

1. The proposed dwelling would be in an isolated location in open countryside and not essential and therefore contrary to settlement policies and SPD on reuse of and redevelopment of farm buildings and outbuildings. The appeal site does not constitute a suitable site for development because the scheme would result in an unacceptable consolidation of development to the rear of the dwellings in East Street, outside of the built framework of the settlement.

The Hearing was held on 24 February 2009

The Inspector's Reasons

- The occupants of the converted building would be heavily reliant upon the private car for travel and therefore would not contribute to the achievement of sustainable development. The building is not of sufficient merit to justify its retention and the potential for economic reuse had not been fully explored. It would also have an adverse effect upon the character and appearance of the surrounding landscape. The proposal would conflict with settlement policies of the present and emerging development plan.

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

WRITTEN REPRESENTATIONS

2. **0801188FUL** **Erection of a dwelling
Land south west of 80 High Street
Needingworth
Mr M Vellacott**

Planning permission was refused by the Development Control Panel at its meeting held on 19 May 2008 contrary to officer recommendation for the following reason.

1. Having regard to the limited area of the site, the close proximity of boundaries and the resulting space about the building, the proposed dwelling would appear cramped and incongruous in the street scene and generally detract from the character and appearance of the street scene.

The Inspector's Reasons

- The Inspector concluded that whilst the design of the dwelling would generally harmonise with the appearance of dwellings in the immediate vicinity because of the restricted site size it would appear cramped and have an unacceptable impact on the character and appearance of the street scene and would therefore be contrary to policies H32 and En25 of the Huntingdonshire Local Plan 1995.

The appeal was dismissed.

**3. 0801969FUL Erection of two storey extension
38 The Avenue
Leighton Bromswold
Mr N Wood**

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

1. The extension by virtue of its design, scale and massing would result in an unbalanced relationship with the principle structure and increase the dominance of the property within the street scene being harmful to its appearance and to the character and appearance of the conservation area contrary to Development Plan Policy.

The Inspector's Reasons

- The existing visual symmetry of the existing pair of semi-detached dwellings would be unbalanced; the greater frequency of windows on the first floor and the large garage door on the ground floor would further emphasise the visual unbalancing and create a lack of visual harmony. The development would be harmful to the character and appearance of the existing dwelling and its neighbour and would thus fail to preserve or enhance the appearance of the Conservation Area.

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. 0801416FUL Erection of a dwelling
Land north of 16 Harbins Lane
Abbotsley
Mr F Wisson**

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

1. The site is located outside of the built up framework of the village. The development would therefore constitute development in the open countryside with no justification contrary to Policies H23 and En17 of Huntingdonshire Local Plan 1995, P8 of HIPPS 2007, CS3 of the submission Core Strategy 2008.

The Inspector's Reasons

- The proposal conflicts with policies of location and pattern of development in Abbotsley; it would extend the built up area beyond the present limits and harm the character of the area by eroding the transition between the settlement and countryside.

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

**5. 0802668FUL Erection of a three storey dwelling
Land adj. 38 St Judiths Lane
Sawtry
Mr S Bottomley**

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

1. The dwelling is of a poor design and considered to be inappropriate on the sensitive edge of the settlement and would detract from and have an impact on the setting of a listed building

The Inspectors Reasons

- Despite an earlier planning permission for a two storey dwelling this proposal is materially different being higher and wider and extends materially closer to the listed building. In addition there is doubt over the retention of a tree between the two properties. Taken together these two elements would significantly harm the setting of the listed building and in so doing detract from the character and appearance of the area contrary to guidance in PPG15 and contrary to Local Plan policies.

The appeal was dismissed

Background Papers:

Relevant Appeal Files

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

FORTHCOMING APPEALS

Informal Hearing

23 Gains Lane, Great Gidding 7 May 2009