

Case No: 1201416OUT (OUTLINE APPLICATION)

Proposal: ERECTION OF TWO, TWO BEDROOM SEMI-DETACHED DWELLINGS

Location: LAND AT AND INCLUDING 2 MANDEVILLE ROAD

Applicant: MR F PLATER

Grid Ref: 520424 271084

Date of Registration: 25.09.2012

Parish: BRAMPTON

RECOMMENDATION - REFUSAL

1. DESCRIPTION OF SITE AND APPLICATION

- 1.1 The site relates to an existing area of side and rear amenity space associated with a corner plot; No. 2 Mandeville Road. That property is a semi detached dwelling located in a mixed area of residential dwellings characteristically defined by semi detached and terrace dwellings with an occasional detached infill dwelling. The dwellings are set back from the highway and the application site is defined by circa 2 metre high leylandii hedging to the highway boundary with a low fence and shrubs forming the boundary to No. 6 Olivia Road. The side amenity space of No. 2 Mandeville Road is predominantly laid to grass with gravel providing off street parking and the rear amenity space is defined by a brick wall.
- 1.2 The proposal is in outline form with the following reserved matters committed as part of this application: (i) access (ii) appearance (iii) layout and (iv) scale. Landscaping is therefore the only reserved matter.
- 1.3 The proposal is for a pair of two bedroom semi detached dwellings, approximately 6.76 metres in depth, 10.1 metres in width and 7.266 metres in height.

2. NATIONAL GUIDANCE

- 2.1 The National Planning Policy Framework (2012) sets out the three dimensions to sustainable development - an economic role, a social role and an environmental role - and outlines the presumption in favour of sustainable development. Under the heading of Delivering Sustainable Development, the Framework sets out the Government's planning policies for : building a strong, competitive economy; ensuring the vitality of town centres; supporting a prosperous rural economy; promoting sustainable transport; supporting high quality communications infrastructure; delivering a wide choice of high quality homes; requiring good design; promoting healthy communities; protecting Green Belt land; meeting the challenge of

climate change, flooding and coastal change; conserving and enhancing the natural environment; conserving and enhancing the historic environment; and facilitating the sustainable use of minerals.

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

- **SS1:** "Achieving Sustainable Development" - the strategy seeks to bring about sustainable development by applying: the guiding principles of the UK Sustainable Development Strategy 2005 and the elements contributing to the creation of sustainable communities described in Sustainable Communities: Homes for All.
- **H1:** "Regional Housing Provision 2001 to 2021" - Local Planning Authorities should facilitate the delivery of district housing allocations - 11,200 for Huntingdonshire.
- **ENV7:** "Quality in the Built Environment" - requires new development to be of 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.

- **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 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)"
 - **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.

- 3.5 Policies from the Adopted Huntingdonshire Local Development Framework Core Strategy 2009 are relevant and viewable at <http://www.huntsdc.gov.uk> click on Environment and Planning then click on Planning then click on Planning Policy and then click on Core Strategy where there is a link to the Adopted Core Strategy.
 - **CS1:** "Sustainable development in Huntingdonshire" - all developments 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 Brampton as a 'Key Service Centre' in which development schemes of moderate and minor scale and infilling may be appropriate within the built up area.
 - **CS10:** "Contributions to Infrastructure Requirements" - proposals will be expected to provide or contribute towards the cost of providing infrastructure and of meeting social and environmental requirements, where these are necessary to make the development acceptable in planning terms.

- 3.6 Policies from the Development Management DPD: Proposed Submission 2010 are relevant.
 - **C1:** "Sustainable Design" - development proposals should take account of the predicted impact of climate change over the expected lifetime of the development.
 - **E1:** "Development Context" - development proposals shall demonstrate consideration of the character and appearance of the surrounding environment and the potential impact of the proposal.
 - **E2:** "Built-up Areas" - development will be limited to within the built-up areas of the settlements identified in Core Strategy policy CS3, in order to protect the surrounding countryside and to promote wider sustainability objectives.
 - **E10:** "Parking Provision" - car and cycle parking should accord with the levels and layout requirements set out in

Appendix 1 'Parking Provision'. Adequate vehicle and cycle parking facilities shall be provided to serve the needs of the development. Car free development or development proposals incorporating very limited car parking provision will be considered acceptable where there is clear justification for the level of provision proposed, having consideration for the current and proposed availability of alternative transport modes, highway safety, servicing requirements, the needs of potential users and the amenity of occupiers of nearby properties.

- **H1:** "Efficient Use of Housing Land" - housing developments will optimise density taking account of the nature of the development site; character of its surroundings and need to accommodate other uses and residential amenities such as open space and parking areas.
- **H7:** "Amenity" - development proposals should safeguard the living conditions for residents and people occupying adjoining or nearby properties.

3.7 Huntingdonshire District Council has commenced preparation of a Local Plan to 2036 to replace its existing development plan documents. The plan will set out the strategy for development in the whole of Huntingdonshire, incorporating policies for managing development and site-specific proposals for different forms of development in the context of the new National Planning Policy Framework. The plan will include consideration of the Alconbury Enterprise Zone and other proposed development on the Airfield, as well as other opportunities that have arisen since the Core Strategy was adopted in 2009.

3.8 Policies from the Huntingdonshire Local Plan to 2036 - Draft Strategic Options and Policies (2012):

- **Draft Policy 1:** "Huntingdon Spatial Planning Area" - sustainable development proposals located within the built-up area of the Huntingdon Spatial Planning Area, which includes Brampton, will be acceptable where they are in accordance with policies of this Plan.
- **Draft Policy 9:** "The Built-up area" - defines what is and what is not considered to be part of the built-up area.

3.9 Policies from the Huntingdonshire Local Plan to 2036 - Draft Development Management Policies (2012):

- **DM6:** - "Parking provision" - development proposals should ensure that sufficient parking is provided to meet its needs and minimise impacts on existing neighbouring uses.
- **DM 7** - "Broadband" - new sustainable developments should provide for the installation of fibre optic cabling to allow the implementation of next generation broadband.
- **DM8:** - "Housing choice" - development proposals should ensure that sustainable housing is built to at least minimum

internal floor areas to ensure that residents have sufficient living space during their period of occupancy.

- **DM13:** - "Good design and sustainability" - requires high standards of design for all new sustainable development and the built environment.
- **DM14:** "Amenity" - requires development proposals to provide a high standard of amenity for existing and future users of the proposed development and its surroundings.
- **DM 28:** "Developer contributions" - development proposals shall contribute towards local infrastructure, facilities and services from sustainable development proposals, predominantly through the Community Infrastructure Levy and Section 106 agreements.

3.10 Huntingdonshire Design Guide (2007)

3.11 Developer Contributions SPD Adopted December 2011

4. PLANNING HISTORY

4.1 No relevant planning history.

5. CONSULTATIONS

5.1 **Brampton Parish Council** - recommend approval (copies attached).

5.2 **Internal Drainage Board** - states that it has no comments to make.

6. REPRESENTATIONS

6.1 3 letters of objection received:

6.2 6 Olivia Road

*Sewerage - existing system runs from 12 Mandeville Road to No. 2 and the under 6 and 4 Olivia Road before entering the main sewer alongside Olivia Road adjacent the junction with Bernard Road and a further 9 properties in Bernard Road are served by the same system. Concern that the sewerage system will become blocked, understand the outlet for the sewer is lower than the inlet to the main sewer. Prior to Anglian Water taking possession of the sewer system in October 2011 many residents had to have blockages cleared at their own expense

Only been able to view first floor plans from the Council's website which shows bathrooms to the rear and it appears the wall abuts the boundary fence. It would appear that access to our property would be required to connect services to these dwellings and not prepared to give permission for this or for further excavation on our land, including repairs/services. Feel that the existing sewerage system may not accommodate the additional usage and query if the project is feasible. This should be investigate prior to permission being given to be built and we should be advised and reassured prior to that time Persons asking for the building permit have to be responsible for costs and consequences arising from the new build, possibly being built on top of the water supply or sewerage supply, for any repair or

check and any blockage should be paid for by the owners of the new build

*water supply - water supply to Nos. 4 and 6 Olivia Road runs underneath the proposed parking area and dwellings and would mean that the water supply would require re-routing

*existing boundary wall - the wall has a very large crack in it which runs from top to bottom and concerned that any building nearby could cause the wall to further crack or collapse, also bringing down our part of the wall, we think that a study should be made prior to starting and possibly the crack in the wall should first be repaired

*value - proposal could devalue property due to it being overlooked by the new dwellings

*overlooking through the rear windows of both dwellings - object to the closeness of both dwellings which would overlook our property, side windows and garden. Of the opinion that the windows should be at least 50ft away from our windows

*building materials - will not give permission for any plant or materials in respect of the whole build to encroach on to our land

*Natural light - the dwellings would prevent sufficient natural light falling on our property, side and back gardens and reduce the light in to our dining room

*plans for the dwellings - plans not fully available to view - this represents the first part of our objection. Would appreciate confirmation of the ownership of the wall, if the wall is on both properties then the new build must be further away from the existing wooden boundary fence which stands on our property

*light and view - impact of 2 storey dwellings is dramatic

*windows whether misted or otherwise, windows on first floor level would be very imposing. A blank two storey wall to the rear would be very unattractive.

*Not in complete objection. Lived in this location since 1966 and feel that the proposed plans would have a negative impact on our quality of living and could devalue our home and / or make it harder to sell. Local estate agent has advised that any two storey dwellings constructed would have a negative impact.

6.3 3 Mandeville Road

*There is currently an issue with parking in and around Mandeville which has been increasing with the current social and economic climate where families are becoming extended with a larger number of working residents per property; additional burden will only increase this and may lead to accidents involving the large number of children in the area and increased tension between residents

*Being on the corner of Mandeville and Olivia it will cause access problems as well as problems with traffic using Olivia Way.

*There is no apparent requirement for additional housing within Brampton as a. Properties (including the newly built developments behind the Village Hall) remaining vacant, and b. The proposed redevelopment of RAF Brampton to include a large number of dwellings.

*The facilities and resources within the village are already stretched and the increase in demand will add to this. Whilst this is only 2 dwellings (potentially a couple with one child in each); the approval of this and other such requests without thought for the facilities that the village can sustain will end in the village losing its community identity as families will have to go further afield for services.

*Lastly but as important, the owner of the property and land is not resident and does not therefore appreciate the impact that it will have on the immediate environment or community.

6.4 5 Mandeville Road

*I feel that the new dwellings will have a serious effect on the area, as the proposed extended drive will restrict on road parking, which is stretched at present. (No 2 will have 2 parking spaces, but have 3 cars on the existing drive at present). Also with the larger entrance which crosses over the park, which is constantly used, with young children to and from school, and those living in the area would become a danger hazard to all.

*I also feel that the new dwellings will have a cosmetic effect which would not fit into the area, and have some a detrimental effect on the local residents.

7. SUMMARY OF ISSUES

7.1 The main issues to consider are the principle of the development, the impact on the character and appearance of the area, impact on amenity, parking and highway safety.

7.2 This is an outline application although the only matter reserved for later consideration is landscaping.

Principle

7.3 The site lies in the built up area of Brampton. Policy CS3: "The Settlement Hierarchy" of the Adopted Core Strategy identifies Brampton as a 'Key Service Centre' in which development schemes of moderate and minor scale and infilling may be appropriate within the built up area. The principle of residential development on the application site is therefore considered acceptable, subject to other material considerations.

Impact on the character and appearance of the area

7.4 The surrounding residential development is mixed with semi detached and terrace dwellings being the dominant form of development with the occasional detached property in the locality. The existing dwellings are set back from the highway with private amenity spaces, existing grass verges and small areas of green space contributing to an attractive green and spacious residential area. The dwellings in the immediate vicinity of the application site along Mandeville Road have been extended reducing the undeveloped space between the dwellings. It is recognised that in the wider area there are examples of where infilling has taken place, such as land adjacent 23 Mandeville Road, although that site was larger than the application site and land adjacent 22 Olivia Road which includes a pair of semi detached dwellings fronting on to Olivia Road. The application site is a corner plot with Olivia Road and currently forms the side and rear amenity space associated with No. 2 Mandeville Road. Views when approaching Mandeville Road along Olivia Road are therefore of the predominantly undeveloped area around the junction of the roads with the side amenity space of the application site , the adjacent verge and adjacent amenity space associated with 8 Olivia Road and 1 Mandeville Road contributing to this character.

- 7.5 The proposal seeks the erection of a pair of two bedroom semi detached dwellings on this corner site. The dwellings would be sited two metres from No. 2 Mandeville Road, providing a metre side passage for each dwelling. The dwellings would be sited so that they do not project further forward of either the front elevation of No. 2 Mandeville Road or No. 6 Olivia Road; unlike the development next to 23 Mandeville Road where the dwellings turn the corner. The dwellings would also be sited approximately 0.4 metres from the common boundary to the rear with No. 6 Olivia Road. The proposed dwellings would be the same height and depth as No. 2 Mandeville Road. The general appearance of the dwellings would however appear different given the difference in width and resulting fenestration. Off road parking would be provided to the front of the dwellings.
- 7.6 In light of the above the proposal is considered to raise the following unacceptable impacts upon the character and appearance of the area:
- 7.7 Layout: it is considered that the site cannot accommodate the 2 dwellings proposed whilst being in keeping with the character of the area. The proposal results in the development being in close proximity with the common boundary with No. 6 Olivia Road to the rear, which is not characteristic of the spacious development in the area and the amenity space for '2b' being to the side of the proposed dwelling rather than the rear is also uncharacteristic. The dwellings would also erode the existing undeveloped area around the junction of Mandeville Road and Olivia Road. This proposal does not respect the existing layout and pattern of development of this residential area such that it would result in an unacceptable form of development.
- 7.8 Design: limited fenestration is proposed to the rear of the proposed dwelling '2b' which includes only a single window to serve the bathroom and leaves a large expanse of solid brickwork as the dominant elevation when approaching from Olivia Road. This arrangement results from the relationship with the neighbouring property (6 Olivia Road) and the need to avoid overlooking. The resulting design is not considered acceptable and would result in an incongruous form of development in this location compounded by the lack of detail and expanse of brickwork to this elevation when viewed from the east. The proposal is considered to fall well short of being a high quality form of development.
- 7.9 Private amenity area: whilst it is recognised that landscaping is a reserved matter, in terms of the potential to consider screening, it is not considered that this proposal results in an acceptable form of development. It is considered that this proposal would result in future pressure to enclose the amenity space proposed for '2b' to provide a usable and private amenity space for the future occupants of the dwelling and it is considered that this would further erode the undeveloped space and positive contribution it makes to the wider area. Whilst it is acknowledged that a hedge is in place to the south and west boundaries the eastern boundary is exposed owing to a low 1m high fence. The hedge is not considered to provide a sufficient level of protection such that the resulting amenity area could reasonably be said to be private. This would create a form of

development which does not provide a sufficient standard of private amenity for future occupiers.

- 7.10 Car parking: as already detailed this proposal seeks to provide off street parking to the front of the site along Mandeville Road. It is noted that there are other examples in the locality of off street parking and hard landscaping to the front of dwellings. However, it is considered, in this instance that the removal of the existing soft landscaping and provision of hard standing to facilitate additional parking to serve the existing and proposed dwellings and the general presence and increase in car parking provision would have a harmful impact on the character and appearance of the streetscene owing to the importance of this corner site.

Amenity

- 7.11 There are two existing windows to the side elevation of No. 2 Mandeville Road, a single pane at first floor and larger window to the ground floor serving a bedroom and dining room respectively. Given the siting of the dwellings it is considered that these windows shall be overshadowed at certain times of the day and year. However this is not considered unacceptable in terms of the relationship with the first floor window as this appears as a secondary window to this bedroom and the ground floor also benefits from a window in the western elevation and relates to a dwelling within the ownership of the applicant. It is not considered that this proposal would result in a significant detrimental impact to the amenity of the occupier of this dwelling that would justify refusing this planning application.
- 7.12 The rear elevation of the proposed dwellings is approximately 0.4 metres from the common boundary with No. 6 Olivia Road; the distance of No. 6 to this common boundary is approximately 14 metres to the south east. Whilst it is recognised that there is a bathroom window facing on to 6 Olivia Road the exact detail of this window could be secured via the imposition of a condition and include obscure glazing. It is considered that this would substantially restrict vision through this window and as such a refusal on the basis of perceived or potential overlooking from this bathroom could not be substantiated. Having regard to this relationship and separation distance, it is not considered that the proposed development would have a significantly detrimental impact on amenity by reason of being overbearing, overlooking or overshadowing.
- 7.13 In terms of considering the relationship of the windows of the proposed dwelling '2a' with the surrounding residential properties, it is not considered that this proposal would result in overlooking that would have a significant detrimental impact on amenity. The proposed dwelling is no closer to the property to the rear, No. 6 Olivia Road. It is considered that there is a sufficient separation distance between the properties and neighbouring amenity space.
- 7.14 In terms of considering the proposed dwellings, it is considered that the amenity space associated with the proposed dwelling '2a' would at certain times of the day and year would be overshadowed by the existing boundary wall. Whilst this may not be desirable for all potential occupiers, the proposal does offer private amenity space with this dwelling and it is not considered that the potential for this

area to be shaded during certain times of the year would be a reason to refuse this planning application.

- 7.15 As noted above the amenity space associated with the proposed dwelling '2b' is not considered to be of an acceptable standard.
- 7.16 Given the concerns above it is considered that the application has failed to demonstrate that the proposal could provide a useable private amenity space for the proposed dwelling.

Parking and highway safety

- 7.17 The proposal seeks to provide parking for two vehicles to the frontage of No. 2 for that property and off street parking for the two proposed dwellings. The reasons above identify why this relationship is considered to be unacceptable in visual terms. There are though no objections to the provision of the car parking space for the new dwellings proposed; policy E10 of the Development Management DPD Submission requires up to 2 car spaces per dwelling and the layout appears to indicate space for at least 2 cars. The application does not include any provision for cycle parking; however it is considered that this detail could have been secured via the imposition of a condition if the application were to be recommended for approval.
- 7.18 Whilst it is recognised that the proposal shall result in the access points to the site from the highway being closer to the junction with Olivia Road, this is not considered to be unacceptable and it is not considered that this arrangement or provision of two additional dwellings would harm highway safety.

Neighbour comments not already considered:

- 7.19 *Sewerage - concerns over sewerage and the existing capacity are noted and are controlled through separate legislation
*concern over wall abutting the boundary fence and neighbours have advised that they would not give consent for excavation on their land or any repairs to services etc - a section plan shows the rear elevation of the dwelling to be approximately 0.4 metres from the common boundary and the gutter to be within the confines of the application site. If planning permission were to be granted this does not affect any other legal or civil rights and permission would be required from the relevant landowner should access be required
*water supply to Nos. 4 and 6 Olivia Road runs underneath the proposed parking area and dwellings and would mean that the water supply would require re-routing - the exact positioning of these services would be for the applicant to determine and consequently whether this would affect this proposal to build two dwellings on this site. Any necessary consent required is separate to the need to secure planning permission
*existing boundary wall - the wall has a very large crack in it which runs from top to bottom and concerned that any building nearby could caused the wall to further crack or collapse, also bringing down our part of the wall, we think that a study should be made prior to starting and possibly the crack in the wall should first be repaired - it is the responsibility of the relevant landowner to maintain the wall referred to, whilst this concern is noted it is not considered that if this

application were to be recommended for approval that it would be necessary to secure such a study

*proposal could devalue property due to it being overlooked by the new dwellings - although noting this point devaluation of property is not in itself a material planning consideration although overlooking has been considered above

*plans for the dwellings - plans not fully available to view - this represents the first part of our objection. Would appreciate confirmation of the ownership of the wall, if the wall is on both properties then the new build must be further away from the existing wooden boundary fence which stands on our property - the neighbouring property has now been able to view the plans and in terms of ownership the applicant has completed Certificate A stating they own all of the land affected by the development. Should there be a dispute over landownership this may be resolved through Land Registry.

*There is currently an issue with parking in and around Mandeville which has been increasing with the current social and economic climate where families are becoming extended with a larger number of working residents per property; additional burden will only increase this and may lead to accidents involving the large number of children in the area and increased tension between residents - whilst this concern is noted the proposal seeks to provide at least one parking space for each dwelling, additional parking cannot reasonably be requested for this proposal and any current or subsequent parking in the highway cannot be regulated through planning legislation. The scale of this development is not considered large enough to warrant refusal of the application on this basis and as noted, the development accords with parking guidelines

*Being on the corner of Mandeville and Olivia it will cause access problems as well as problems with traffic using Olivia Way - the access to the site is considered, in this instance to be a sufficient distance from the junction that it would not harm highway safety. Users of such an access would need to do so with care, if permitted.

*There is no apparent requirement for additional housing within Brampton as a. Properties (including the newly built developments behind the Village Hall) remaining vacant, and b. The proposed redevelopment of RAF Brampton to include a large number of dwellings - the applicant does not need to demonstrate any need for this development

*The facilities and resources within the village are already stretched and the increase in demand will add to this. Whilst this is only 2 dwellings (potentially a couple with one child in each); the approval of this and other such requests without thought for the facilities that the village can sustain will end in the village losing its community identity as families will have to go further afield for services - whilst this concern is noted this is not a reason to refuse planning permission for this proposal, the development would however be liable to the Community Infrastructure Levy (CIL) which is required from development in order to pay for the infrastructure that is, or will be, needed as a result of the new development.

*Lastly but as important, the owner of the property and land is not resident and does not therefore appreciate the impact that it will have on the immediate environment or community - this point is noted but is not relevant to the determination of this application.

Conclusion

- 7.20 The proposed development is considered to be unacceptable for the following reasons:
- 7.21 It is considered that the layout and development of this corner plot has insufficient regard to the established pattern of development in the locality which is characterised by semi detached and terrace dwellings set back from the highway with the existing grass verges, small green open spaces and undeveloped amenity spaces around the junctions contributing to the character of this residential area. The proposal fails to deliver a high quality form of development. The proposal would result in a streetscene dominated by hard standing and parked cars. The eastern elevation of proposed dwelling '2b' would be dominated by a large expanse of brickwork providing little relief to this elevation and the proposal would result in an incongruous form of development.
- 7.22 The applicant has also failed to demonstrate, having regard to the existing boundary treatment and location of the amenity space associated with proposed dwelling '2b' that the proposed development would provide an acceptable private and enclosed amenity space. Future pressure to enclose this space would further erode this undeveloped space and would harm the character and appearance of this residential area.

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 – REFUSE** for the following reasons:

The layout and development of this corner plot has insufficient regard to the established pattern of development in the locality which is characterised by semi detached and terrace dwellings set back from the highway with the existing grass verges, small green open spaces and undeveloped amenity spaces around the junctions contributing to the character of this residential area. The proposal fails to deliver a high quality form of development. The proposal would result in a streetscene dominated by hard standing and parked cars. The eastern elevation of proposed dwelling '2b' would be dominated by a large expanse of brickwork providing little relief to this elevation and the proposal would result in an incongruous form of development.

The applicant has also failed to demonstrate, having regard to the existing boundary treatment and location of the amenity space associated with proposed dwelling '2b' that the proposed development would provide an acceptable private and enclosed amenity space. Future pressure to enclose this space would further erode this undeveloped space and would harm the character and appearance of this residential area.

The proposal is considered to be contrary to the NPPF, policy ENV7 of the East of England Plan, policies H31, H32 and En25 of the Local Plan, policy HL5 of the Local Plan alteration, policy CS1 of the Adopted Core Strategy, policies E1 and H7 of the Development Management DPD Submission, policies DM13 and DM14 of the

Huntingdonshire Local Plan to 2036 Draft Development Management Policies (2012) and Huntingdonshire Design Guide (2007).

CONTACT OFFICER:

Enquiries about this report to **Michelle Nash Development Management Officer 01480 388405**



Huntingdonshire

DISTRICT COUNCIL

Pathfinder House St Mary's Street Huntingdon PE29 3TN

Head of Planning Services
 Pathfinder House
 St. Mary's Street
 Huntingdon
 Cambridgeshire PE 29 3TN

APPLICATION NUMBER:	1201416OUT	CASE OFFICER:	Michelle Nash
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PROPOSAL:	Erection of two, two bedroom semi-detached dwelling dwellings + amended plans
LOCATION:	Land at and Including 2 Mandeville Road Brampton

OBSERVATIONS OF BRAMPTON PARISH COUNCIL

APPROVE

Recommend Approval: The dwellings are rather compact but they will blend in well with the other houses in the area. There is a demand for houses of this nature.....
 29 Oct 2912 = Nothing further to add to the original submission above – recommend approval.

..... Clerk to Brampton Parish Council.

Date: 29 October 2012

Failure to return this form within the time indicated will be taken as an indication that the Town or Parish Council do not express any opinion either for or against the application.

PLANNING SERVICES

dcparish.rtf



Rainier House, St Mary's Street, Huntingdon PE29 3TN
 Head of Planning Services
 Rainier House,
 St. Mary's Street
 Huntingdon
 Cambridgeshire PE29 3TN


APPLICATION NUMBER:	1201416OUT	CASE OFFICER:	Michelle Nash
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PROPOSAL:	Erection of two, two bedroom semi-detached dwelling dwellings
LOCATION:	Land at and Including 2 Mandeville Road Brampton

OBSERVATIONS OF BRAMPTON PARISH COUNCIL

APPROVE

Recommend Approval: The dwellings are rather compact but they will blend in well with the other houses in the area. There is a demand for houses of this nature


 Clerk to Brampton Parish Council.

Date: 17 October 2012

Failure to return this form within the time indicated will be taken as an indication that the Town or Parish Council do not express any opinion either for or against the application.

PLANNING SERVICES dcparish.rtf

Development Management Panel



Scale = 1:2,500

Date Created: 26/10/2012

Location: Brampton

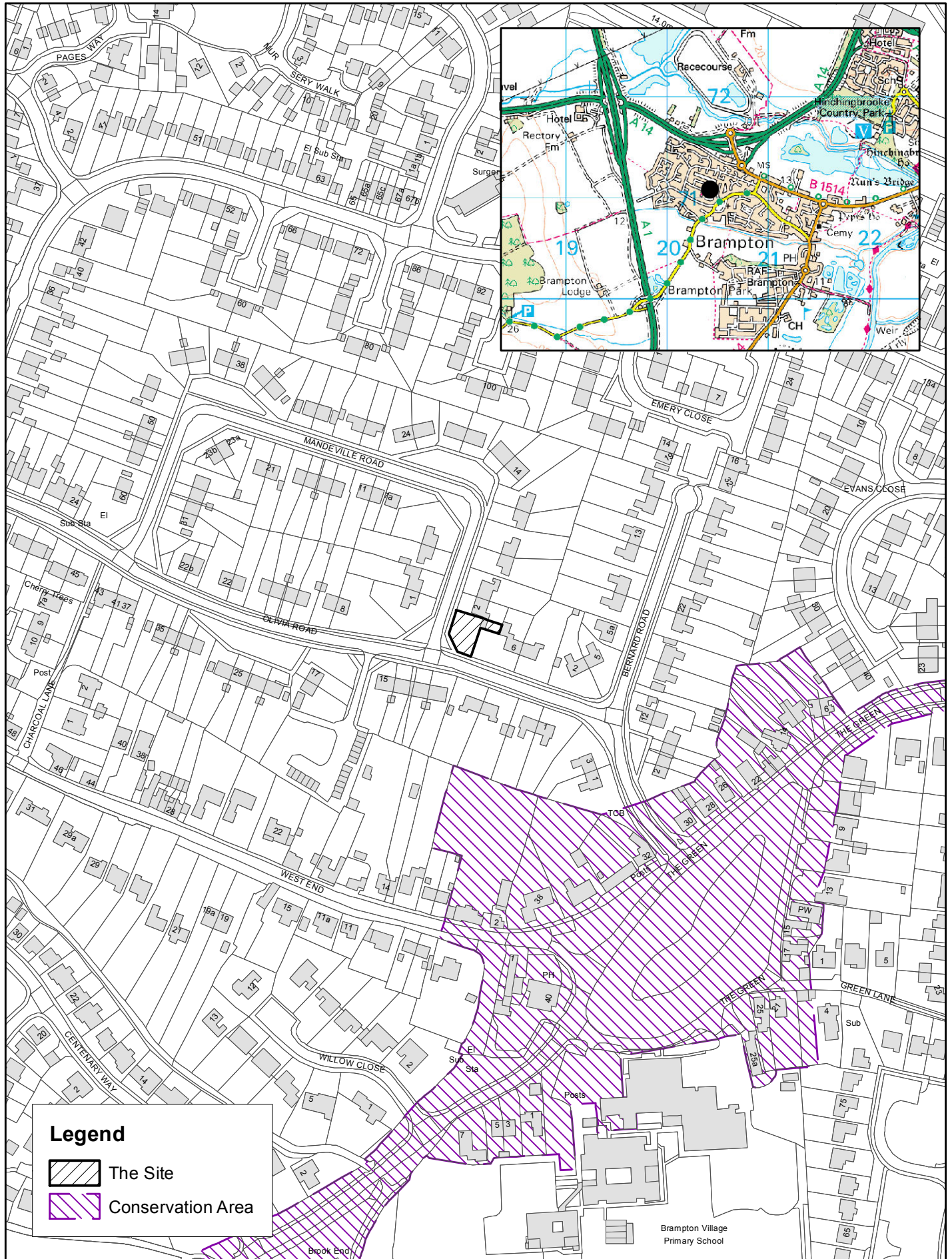
Application ref: 1201416OUT





Huntingdonshire

DISTRICT COUNCIL

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Legend

-  The Site
-  Conservation Area

Brampton Village
Primary School



Block Plan
1:200@A3

NOTES

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2. No dimension should be scaled from this drawing.
3. This drawing is to be removed from currency immediately a revised version is issued.
- 4 The contractor must check the existing construction on the site prior to the commencement of the works.
- 5 All rights described in chapter IV of the Copyright, Designs and Patents Act of 1988 have been generally asserted.

Outline
Planning

Rev	Date	Checked

Digio Limited
 Bluntisham - Head Office
 45 Wood End,
 Bluntisham,
 Huntingdon PE28 3LE
 Phone: 01487 450888

Cambridge
 Phone: 01223 967888

Mobile: 07720 288559
 Email: jacqueline@digio.co.uk
 www.digiodesign.co.uk

job:	Proposed house at 2 Mandeville road, brampton, PE28 4SB
title:	Block Plan
scale:	1:200@A3
date:	10/12
no:	OP02-Rev1



NOTES

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**Outline
Planning**

Rev	Date	Checked

Digio Limited
 Bluntisham - Head Office
 45 Wood End,
 Bluntisham,
 Huntingdon PE28 3LE
 Phone: 01487 450888

Cambridge
 Phone: 01223 967888

Mobile: 07720 288559
 Email: jacqueline@digio.co.uk
 www.digiodesign.co.uk

job:	Proposed house at 2 Mandeville road, brampton, PE28 4SB
title:	Parking
scale:	1:200@A3
date:	10/12
no:	OP08-Rev1

**Parking Plan
1:200@A3**

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**Outline
Planning**

Rev	Date	Checked

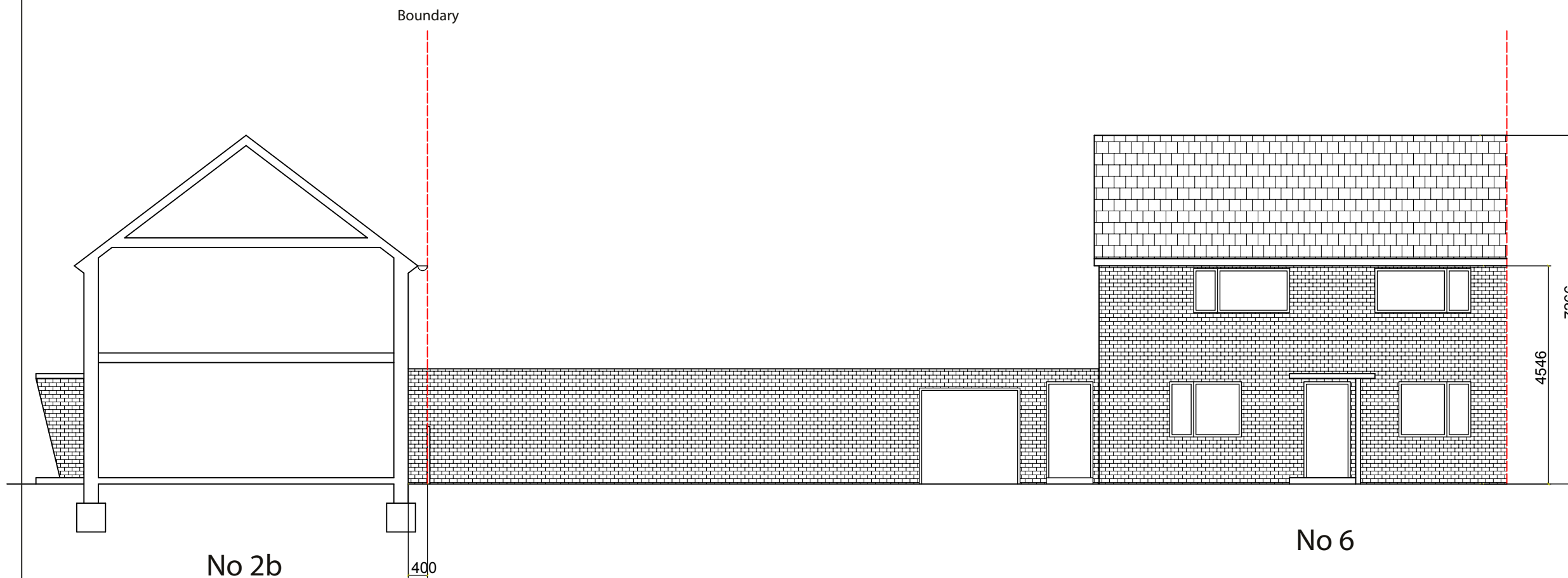
Digio Limited

Bluntisham - Head Office
45 Wood End,
Bluntisham,
Huntingdon PE28 3LE
Phone: 01487 450888

Cambridge
Phone: 01223 967888

Mobile: 07720 288559
Email: jacqueline@digio.co.uk
www.digiodesign.co.uk

job:	Proposed house at 2 Mandeville road, brampton, PE28 4SB
title:	Proposed section
scale:	1:100@A3
date:	09/12
no:	OP09



No 2b

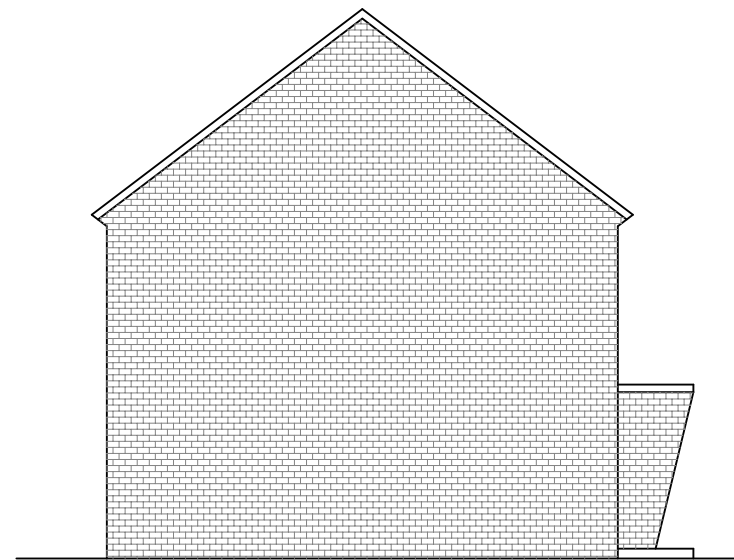
No 6

Proposed Section
1:100@A3

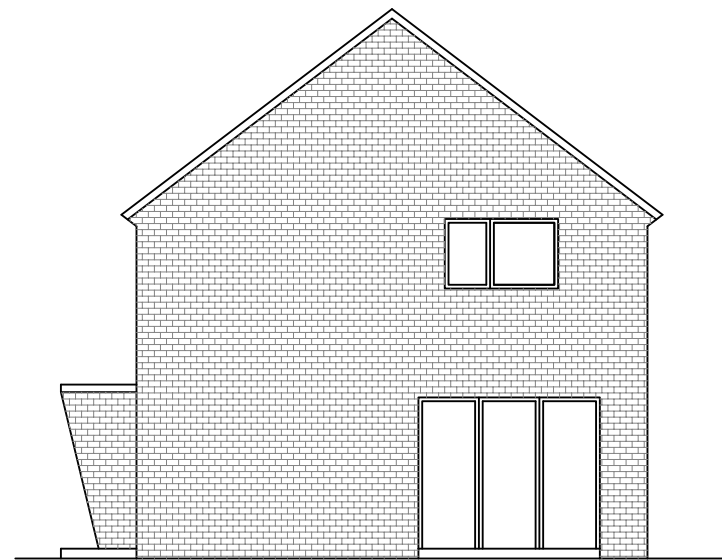
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**Outline
Planning**



No 2a



No 2b

**Proposed Side Elevations
1:100@A3**

Rev	Date	Checked

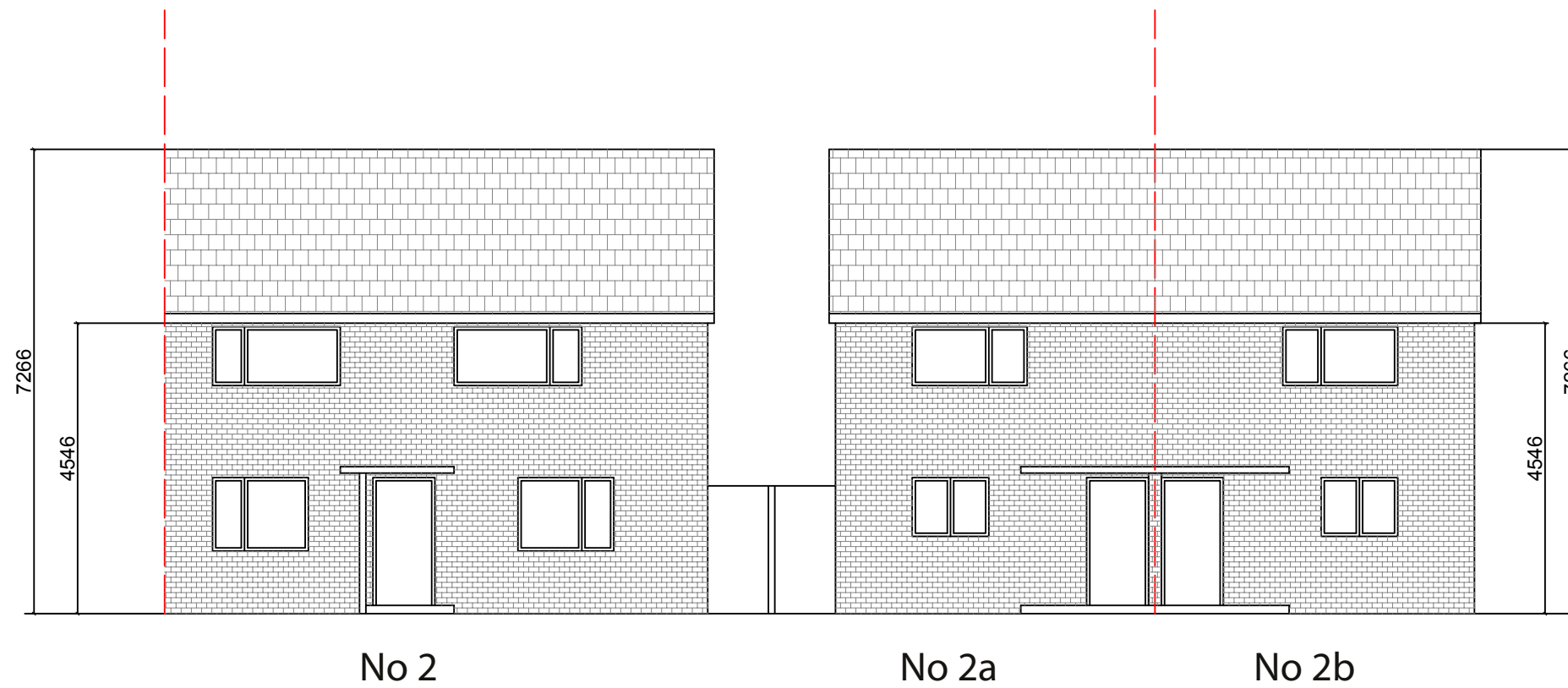
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Bluntisham - Head Office
45 Wood End,
Bluntisham,
Huntingdon PE28 3LE
Phone: 01487 450888

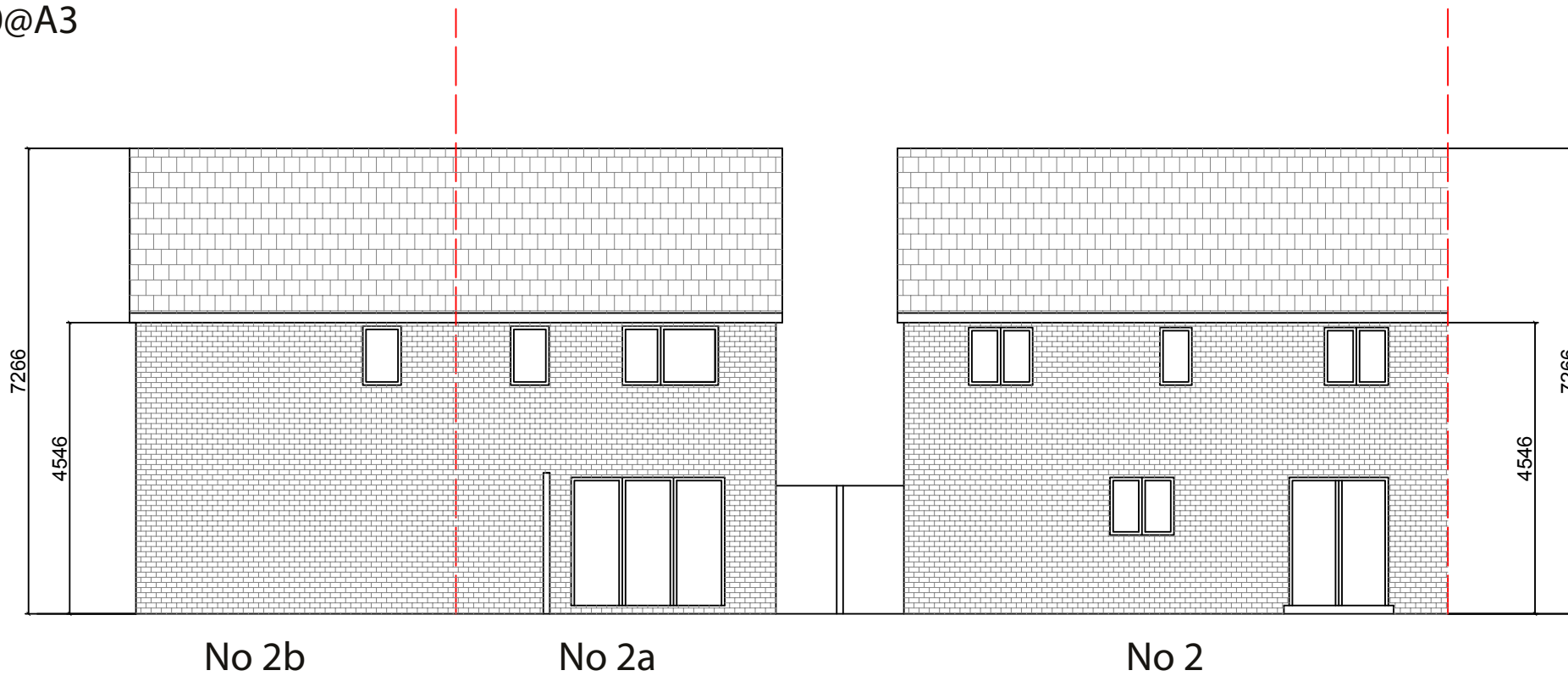
Cambridge
Phone: 01223 967888

Mobile: 07720 288559
Email: jacqueline@digio.co.uk
www.digiodesign.co.uk

job:	Proposed house at 2 Mandeville road, brampton, PE28 4SB
title:	Proposed Side Elevations
scale:	1:100@A3
date:	07/12
no:	OP76



Proposed Front Elevation
1:100@A3



Proposed Rear Elevation
1:100@A3

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**Outline
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Digio Limited

Bluntisham - Head Office
45 Wood End,
Bluntisham,
Huntingdon PE28 3LE
Phone: 01487 450888

Cambridge
Phone: 01223 967888

Mobile: 07720 288559
Email: jacqueline@digio.co.uk
www.digiodesign.co.uk

job:	Proposed house at 2 Mandeville road, brampton, PE28 4SB
title:	Proposed Front and Rear Elevations
scale:	1:100@A3
date:	07/12
no:	OP06

NOTES

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**Outline
Planning**

Rev	Date	Checked

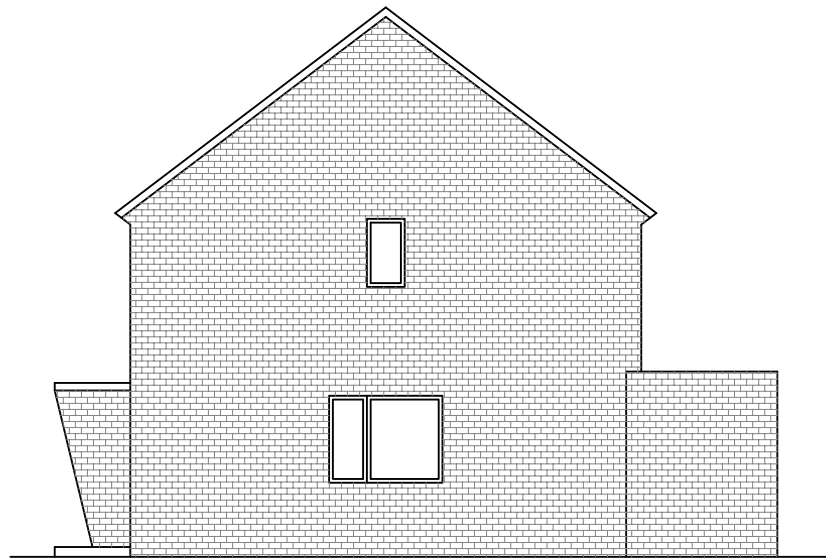
Digio Limited

Bluntisham - Head Office
45 Wood End,
Bluntisham,
Huntingdon PE28 3LE
Phone: 01487 450888

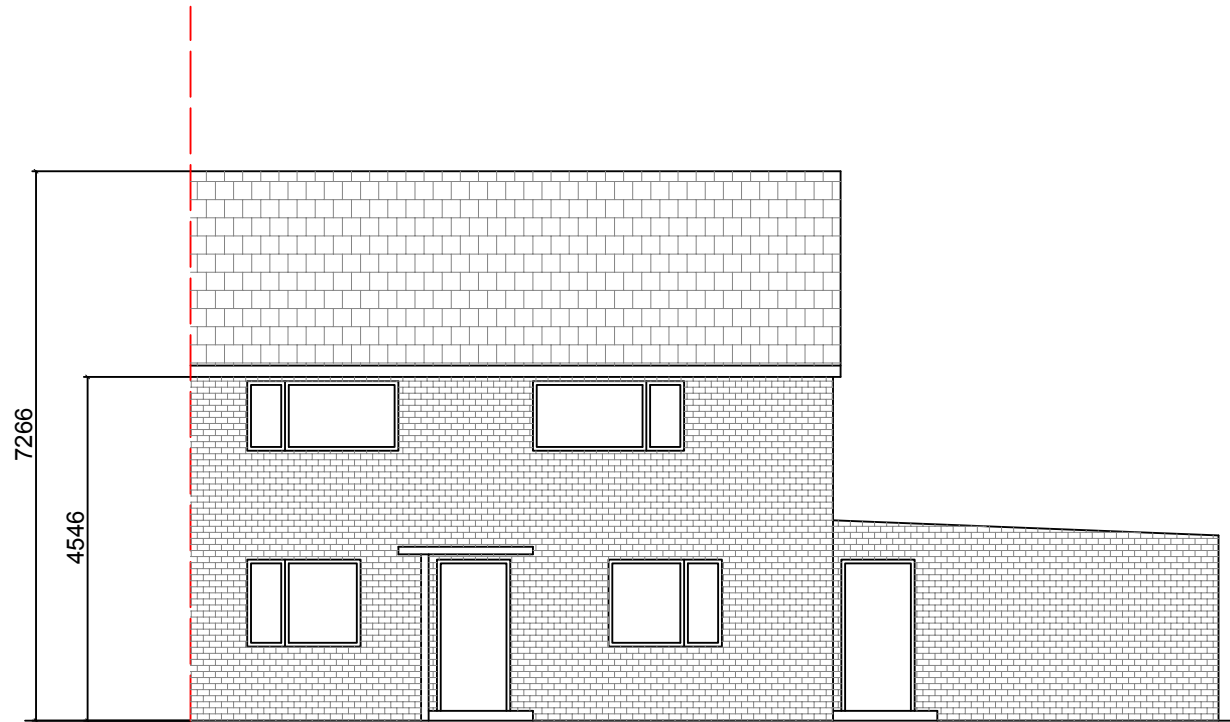
Cambridge
Phone: 01223 967888

Mobile: 07720 288559
Email: jacqueline@digio.co.uk
www.digiodesign.co.uk

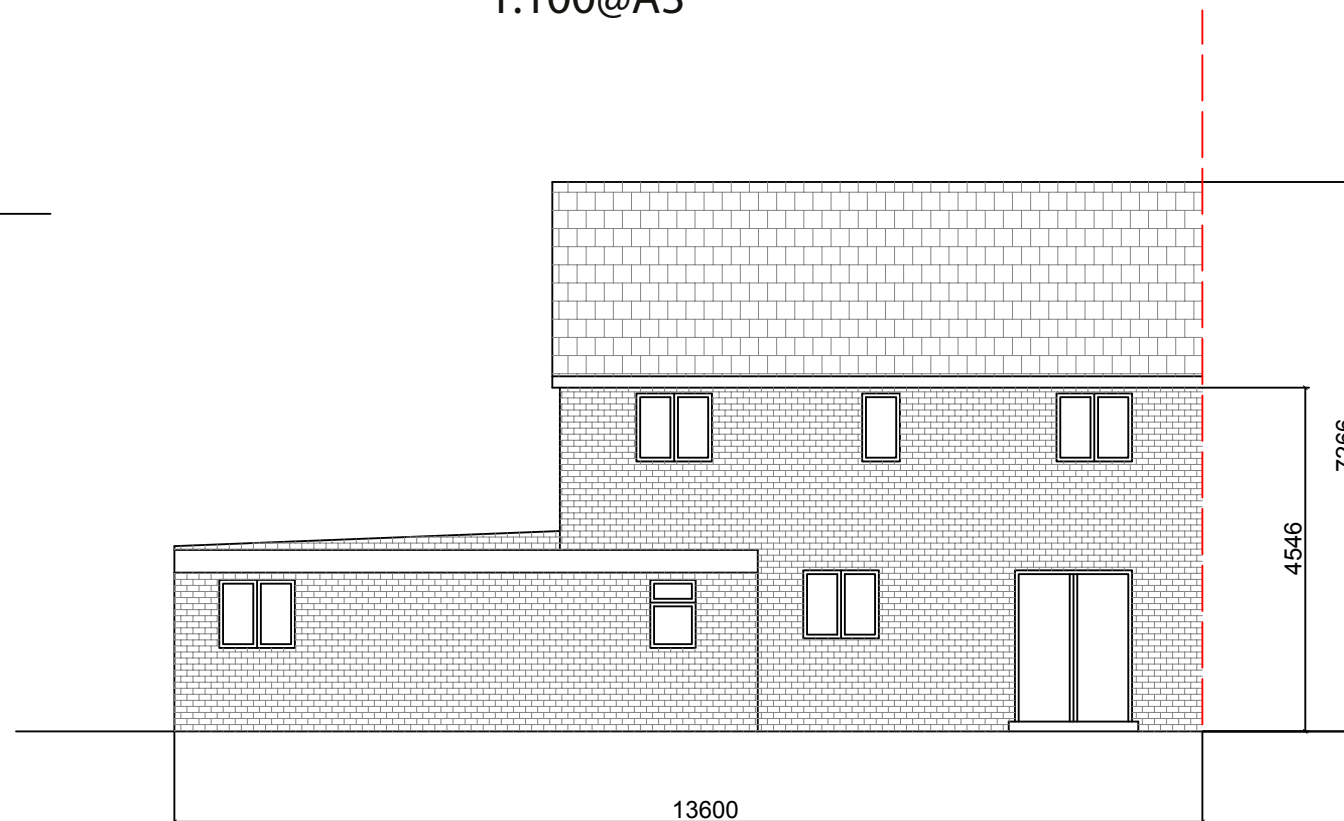
job:	Proposed house at 2 Mandeville road, brampton, PE28 4SB
title:	Existing Elevations
scale:	1:100@A3
date:	07/12
no:	OP05



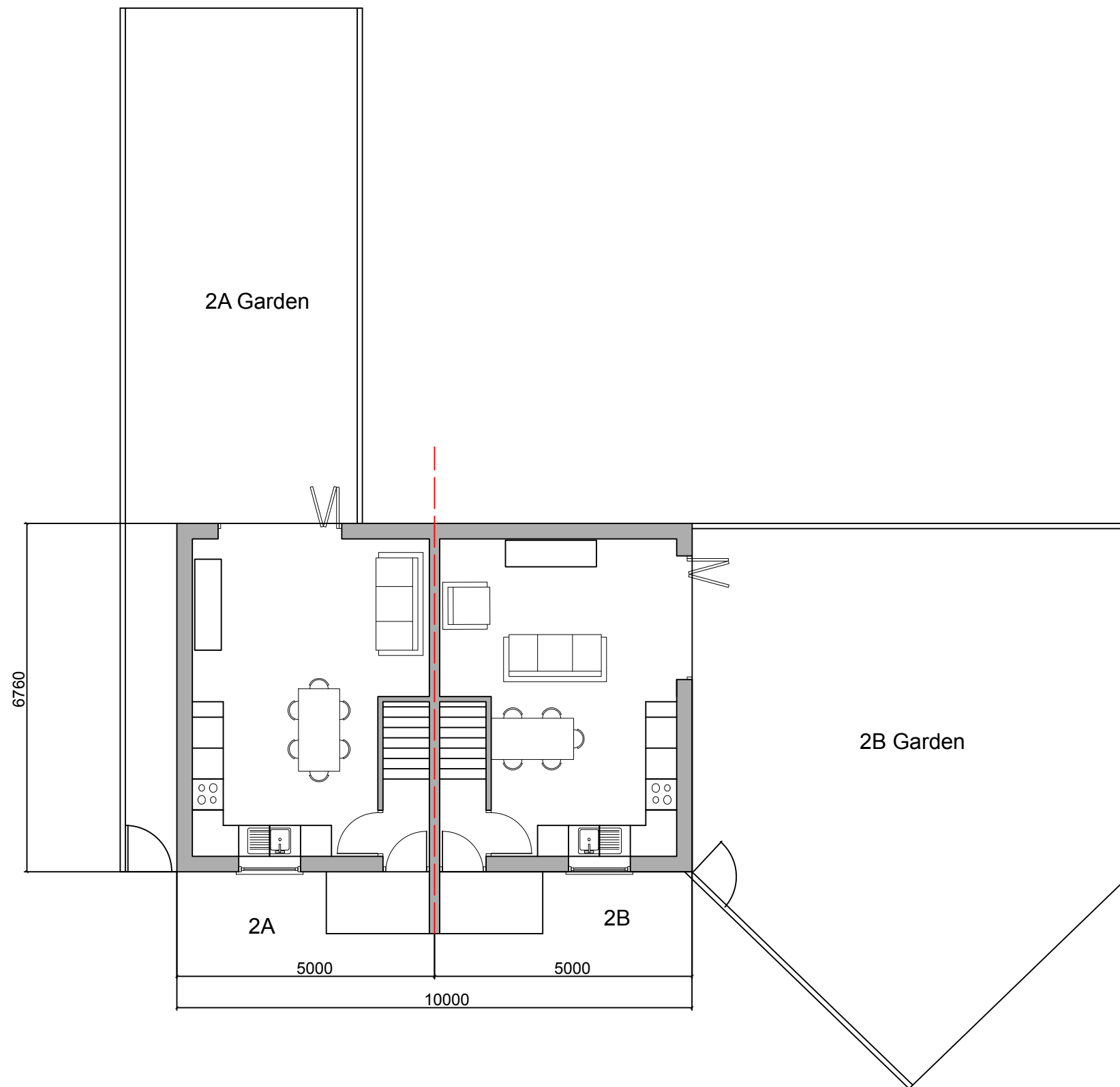
No. 2 Side Elevation
1:100@A3



No. 2 Front Elevation
1:100@A3



No. 2 Rear Elevation
1:100@A3



Ground Floor Plan
1:100@A3

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Phone: 01487 450888

Cambridge
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Mobile: 07720 288559
Email: jacqueline@digio.co.uk
www.digiodesign.co.uk

job:	Proposed house at 2 Mandeville road, brampton, PE28 4SB
title:	Proposed Ground Floor Plan
scale:	1:100@A3
date:	07/12
no:	OP03

