

**Case No:** 1201455FUL (FULL PLANNING APPLICATION)

**Proposal:** ERECTION OF DWELLING

**Location:** LAND AT 5 HALL CLOSE

**Applicant:** MR R CLARKE

**Grid Ref:** 518712 262949

**Date of Registration:** 17.09.2012

**Parish:** LITTLE PAXTON

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### RECOMMENDATION - APPROVE

#### 1. DESCRIPTION OF SITE AND APPLICATION

- 1.1 This application relates to the curtilage of No. 5 Hall Close, a two storey modern dwelling which lies towards the north of the wider residential area of Little Paxton. Hall Close is a cul-de-sac of large detached dwellings. This particular dwelling occupies a corner plot. This dwelling has a large curtilage to the rear and side of the dwelling. The garden includes a strip of land west of No. 5 Hall Close that gained planning permission for the erection of a detached dwelling in January 2012, when the appeal against 1001540FUL was allowed by the Planning Inspectorate. That dwelling will be accessed via Rampley Lane.
- 1.2 This proposal is for a 2 storey, detached dwelling immediately west of No. 5 Hall Close. The dwelling will measure approximately 10.3m (w) x 9.5m (d) x 6.9m (h). No garage is proposed. Parking for 2 vehicles is provided forward of the dwelling, off the public highway. For the avoidance of doubt there is no designated conservation area in Little Paxton but to the west of the site lies Grove Court, which includes Grade II listed buildings and to the south of the site lies Paxton Hall, a Grade II\* listed building.

#### 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

- **ENV6:** "The Historic Environment" - Within plans, policies, programmes and proposals local planning authorities and other agencies should identify, protect, conserve and, where appropriate, enhance the historic environment of the region including Conservation Areas and Listed Buildings.
- **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](http://www.huntingdonshire.gov.uk/localplan95)

- **En2:** "Character and setting of Listed Buildings" - indicates that any development involving or affecting a building of architectural or historic merit will need to have proper regard to the scale, form, design and setting of that building
- **En18:** "Protection of countryside features" – Offers protection for important site features including trees, woodlands, hedges and meadowland.
- **En20:** "Landscaping Scheme" - Wherever appropriate a development will be subject to the conditions requiring the execution of a landscaping scheme.
- **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.

- **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.

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](http://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 Little Paxton as a Key Service Centre in which development schemes of moderate and minor scale and infilling may be appropriate in built up areas.

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 C3, in order to protect the surrounding countryside and to promote wider sustainability objectives.
- **E3:** “Heritage Assets” – proposals which affect the District’s heritage assets or their setting should demonstrate how these assets will be protected, conserved and where appropriate enhanced.
- **E5:** “Trees, Woodland and Hedgerows” – proposals shall avoid the loss of, and minimise the risk of, harm to trees, woodland or hedgerows of visual, historic or nature conservation value and

these should be incorporated effectively within the landscape elements of the scheme wherever possible.

- **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.
- **H3:** “Adaptability and Accessibility” – the location and design of development should consider the requirements of users and residents that are likely to occur during the lifetime of the development.
- **H7:** “Amenity” – development proposals should safeguard the living conditions for residents and people occupying adjoining or nearby properties.

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

- **Draft Policy 2:** “St. Neots Spatial Planning Area”- A sustainable housing scheme, including a residential institution and supported housing, will be acceptable
- where it is appropriately located within the built-up area of St Neots or Little Paxton.
- **Draft Policy 9:** “The Built-up area” – defines what is and what is not considered to be part of the built-up area.

3.8 Policies from the Huntingdonshire Local Plan to 2036 – Draft Development Management Policies (2012):

- **DM5:** “ Sustainable travel” – development proposals should demonstrate opportunities for use of sustainable travel modes, traffic volumes will not exceed the capacity of the local or strategic transport network, the effect of traffic movements and parking is minimized, connectivity is provided, and it is safe for pedestrians and cyclists.
- **DM6:** - “Parking provision” – development proposals should ensure that sufficient parking is provided to meet its needs and minimise impacts on existing neighbouring uses.
- **DM7** – “Broadband” - new sustainable developments should provide for the installation of fibre optic cabling to allow the implementation of next generation broadband.
- **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.

- **DM20:** “Integrated renewable energy” – development proposals shall provide integrated renewable energy equipment in the design of new buildings in order to reduce carbon dioxide emissions.
- **DM23:** Flood risk and water management” – outlines the considerations for the acceptability of development in relation to the risk of flooding, including the implementation of Sustainable Drainage Systems (SuDS).
- **DM27:** “Heritage assets and their settings” – to protect and conserve the district’s heritage assets, including listed buildings, conservation areas and related assets. A sustainable development proposal will be acceptable where it avoids or minimises conflict with the conservation of any affected heritage asset and the setting of any heritage asset.
- **DM28:** “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.

3.9 Supplementary Planning Document:

3.10 The Huntingdonshire Design Guide 2007

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

4.1 The planning history for No. 5 Hall Close is:

8900318OUT – Erect one bungalow – permission refused.  
 9601484FUL – Extension to dwelling – permission granted.  
 9901075FUL – Extension to dwelling – permission refused and upheld on appeal (Appeal decision attached as a Green paper).  
 1000453FUL – Erection of New House – application withdrawn by applicant.  
 1001540FUL – Erection of Dwelling – application refused and allowed on appeal ( Appeal decision attached as a Green paper).  
 1200708FUL – Erection of dwelling – application withdrawn by applicant.

#### **5. CONSULTATIONS**

5.1 **Little Paxton Parish Council – Objects (COPY ATTACHED)**

5.2 English Heritage – Awaiting comments on this application. At the time of application 1200708FUL it did not comment other than to recommend that the application be determined on the basis of the LPA’s specialist conservation advice.

5.3 The Environment Agency - Awaiting comments on this application. At the time of application 1200708FUL it raised no objections subject to a finished floor level condition.

#### **6. REPRESENTATIONS**

6.1 6 letters of Objection on the grounds of:

- \* Impact on residential amenity by way of loss of views, loss of open feeling and overbearing impact.
- \* Impact on the drainage system
- \* Building a house without a garage is first step in further development of the site.
- \* The proposed dwelling does not reflect the character of surrounding houses and design is inappropriate for this area.
- \* The proposal represents over development of the site.
- \* Visibility of dwelling over the flat roofed garage of 5 Hall Close.
- \* A second house will exacerbate poor visibility upon exiting the driveway.
- \* Residents of the proposed dwelling and visitors will park on the public highway.
- \* Hall Close is supposed to be a low density development with the maximum number of houses already built.
- \* If permitted, 2 additional dwellings will now be built on the site alongside the original 1 dwelling.
- \* The Design and access statement refers to a garage.

**7. SUMMARY OF ISSUES**

- 7.1 For the avoidance of doubt there have been 2 appeals decisions relating to this site, 1 was dismissal of a large extension in August 2000 and the most recent, and most relevant is the appeal decision relating to the erection of a new dwelling to the west of No. 5 Hall Close, to be accessed off Rampley Lane. This appeal was allowed in January 2012. For the avoidance of doubt there have been significant policy changes since 2000. Both appeal decisions are included as green papers.
- 7.2 The NPPF advises that housing applications should be considered in the context of the presumption in favour of sustainable development. The NPPF aims to deliver a high quality built environment and focus development in sustainable locations, with access to a choice of transport modes. Annex 2 of the NPPF does exclude private residential gardens from the definition of 'Previously Developed Land'.
- 7.3 The Huntingdonshire LDF Core Strategy 2009, policy CS3, identifies Little Paxton as a 'Key Service Centre' where schemes of moderate and minor scale and infilling may be appropriate within the built-up area. Draft Policy 2 from the Huntingdonshire Local Plan to 2036 – Draft Strategic Options and Policies (2012) also advises that a sustainable housing scheme in the built up area of Little Paxton will be acceptable where it is appropriately located. Even though the land is not previously developed, the principle of erecting one further dwelling on the site is acceptable subject to the consideration of all other issues. The other main issues for consideration are the impact of the proposal on the residential amenity of neighbours, the design of the dwelling and impact on the area and the setting of listed buildings, highway matters and flooding matters

**Impact on the residential amenity of neighbours:**

- 7.4 To the west of this site is landscaping, and beyond that an area of open land within Grove Court, to the south is Little Paxton Hall, and to the east is No. 5 Hall Close. It is not considered that this proposal will be harmful to the amenity of the occupiers of No. 5 Hall Close. However, the neighbours that warrant further consideration are those north of the site.
- 7.5 Nos. 6 and 7 Hall Close are at a right angle to No. 5 Hall Close and No. 5 Hall Close faces the blank gable end of No. 6 Hall Close. This dwelling will stand to the west of No. 5 Hall Close, where it is perceived by neighbours that the proposal dwelling will result in a significant harm to their amenity.
- 7.6 The front projection of the proposed dwelling will be 10m from the common boundary to the north, a wall approximately 1.8m - 2m tall. The dwelling will be of similar height to No. 5 Hall Close. Furthermore, the 1st floor windows will be high level windows, one of which, will serve an ensuite and will be conditioned to be obscure glazed. The applicant has demonstrated through a section drawing that views north over the private amenity area to No. 6 Hall Close will be difficult from the bedroom window at the front of the proposed dwelling. As there will also be a second window, on the western elevation serving that room, the applicant has advised that they would accept a condition for the northern, high level window to also be obscure glazed, if Members of the Development Management Panel considered it necessary.
- 7.7 When considering this arrangement, weight is given to the historic appeals that were considered for 5 Hall Close. In the appeal of 2000 the planning inspector identifies that there is a difference in ground levels, namely that No. 5 Hall Close is marginally lower than No. 6 Hall Close, highlights that the proposal would be visible from No. 6 hall Close but unlikely to result in a significant loss of privacy but concluded that extension (described as a three-fold increase in the footprint of that dwelling) would reduce the feeling of spaciousness. However, this application must be considered in accordance with the development plan unless material considerations indicate otherwise. The new dwelling approved at appeal in January 2012 is also at a right angle to No. 5 Hall Close and the Planning Inspector considered this arrangement between 2 separate properties to be acceptable. In allowing the appeal for the new dwelling in January 2012, the Inspector considered the distance between that new dwelling and the most used part of No.5's garden. The current proposal would result in a shorter distance between the dwelling allowed at appeal and the rear garden of the proposed house (compared to the distance between the dwelling allowed at appeal and No.5) but, on balance, the angle and the opportunity for planting means that the relationship between the approved and proposed dwellings is acceptable.
- 7.8 Having regard to matters of light, outlook, overbearing and privacy, it is not considered that a refusal of this proposal on the grounds of residential amenity would be a sustainable reason for refusal. It is therefore considered that this proposal complied with policy H31 of the Huntingdonshire Local Plan 1995, Policy H7 of the DMDPD: proposed submission 2010 and policy DM 13 of the Policies from the Huntingdonshire Local Plan to 2036 – Draft Development Management Policies (2012).

### **The Design of the dwelling and impact on the character of the area and the setting of Listed Buildings:**

- 7.9 The dwelling has been designed to be broadly similar to the existing dwellings in Hall Close, namely that it is a larger dwelling. There are some differences but none that are considered detrimental to the visual setting of Hall Close. The staggered arrangement, with the proposed dwelling standing forward of No.5, is a continuation of this arrangement in this part of Hall Close. There is only a 1.3m gap between the side of No.5 and the side of the proposed dwelling, but other dwellings in the Close are relatively close together.
- 7.10 Having regard for the impact on the listed buildings, this proposal will result in the removal of the tall, dense leylandii trees along the west boundary, opening up views through the site, which the Planning Inspector in 2000 regarded as important views which can be seen from the public domain. Additional landscaping can be controlled via planning condition. Furthermore, the appeal of 2012 established that new residential development between them would not be detrimental to the setting of Paxton Hall or Grove Court. This dwelling has been appropriately designed and will not be detrimental to the visual amenity of Hall Close or the historic setting of listed buildings.

### **Highway Matters:**

- 7.11 Policy E2 of the DMDPD: Proposed Submission 2010 advises that up to 2 car parking spaces should be provided per dwelling but these are maximum standards. The applicant is providing 2 car parking spaces per dwelling, for the existing dwelling, and the proposed dwelling. In addition to this, Hall Close is a residential cul-de-sac with no parking restrictions. Residents are concerned regarding highway safety due to the existing hedge. The width of the access is acceptable to serve two dwellings, there is good pedestrian and vehicular visibility of the access from within Hall Close, and the occupier of 5 Hall Close could remove the hedge if they experience highway visibility difficulties. This proposal is not considered detrimental to highway safety.

### **Flooding Matters:**

- 7.12 At the time of application 1200708FUL, the Environment Agency had no objection to the erection of an additional dwelling on the site subject to a condition that floor levels shall be no lower than 16.05m ODN and this condition shall be applied to any permission accordingly. A survey forming part of the Flood Risk Assessment records existing grounds levels in the area of the footprint of the proposed dwelling to be around 16.00m ODN.

### **Other Matters:**

#### **Drainage matters:**

- 7.13 Drainage matters are controlled by Building Control and not via planning condition unless there is a potential impact on flooding matters. The Environment Agency do not require drainage details for the purposes of planning.



### **Future development of the site:**

- 7.14 While Hall Close may have been designed as a lower density estate, individual house owner have the right to apply for planning permission. Each application must be considered on its own merits against prevailing planning policy and any material planning considerations.

### **Conclusion:**

- 7.15 This proposal lies within the built up area of Little Paxton where the development of this site is acceptable in principle. The dwelling, as designed, will not be significantly detrimental to the amenity of neighbours, will be in keeping with Hall Close and will not be detrimental to the character and setting of Paxton Hall and listed buildings within Grove Court. The proposal will not be detrimental to the highway safety of Hall Close or flooding matters. In light of National Guidance, Development Plan Policies and other material considerations, it is recommended that permission be granted for the dwelling 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:

**Materials**

**Landscaping**

**Provision/retention of parking spaces**

**Finished floor level**

**Obscure glazing for en-suite**

**Removal of PD rights for further first floor windows in front elevation**

### **CONTACT OFFICER:**

Enquiries about this report to **Clara Kerr Development Management Officer**  
**01480 388434**

**To:** DevelopmentControl[/O=HUNTS DISTRICT  
COUNCIL/OU=HDC/CN=RECIPIENTS/CN=DEVELOPMENTCONTROL];  
**Subject:** Comments for Planning Application 1201455FUL  
**Sent:** Mon 10/8/2012 10:12:33 AM  
**From:** developmentcontrol@huntsdc.gov.uk

Planning Application comments have been made. A summary of the comments is provided below.

Comments were submitted at 11:12 AM on 08 Oct 2012 from Mrs Jenny Gellatly.

### **Application Summary**

**Address:** Land At 5 Hall Close Little Paxton  
**Proposal:** Erection of dwelling  
**Case Officer:** Clara Kerr  
[Click for further information](#)

### **Customer Details**

**Name:** Mrs Jenny Gellatly  
**Email:** littlepaxton@hotmail.com  
**Address:** 11 Hayling Avenue, Little Paxton, St Neots, Cambridgeshire PE19 6HG

### **Comments Details**

**Commenter Type:** Town or Parish Council  
**Stance:** Customer objects to the Planning Application  
**Reasons for comment:** - Overbearing impact of development  
- Traffic creation/problems

**Comments:** Overbearing impact of development . Traffic creation problems in a small cul de sac.

# Development Management Panel



Scale = 1:2,500

Location: Little Paxton

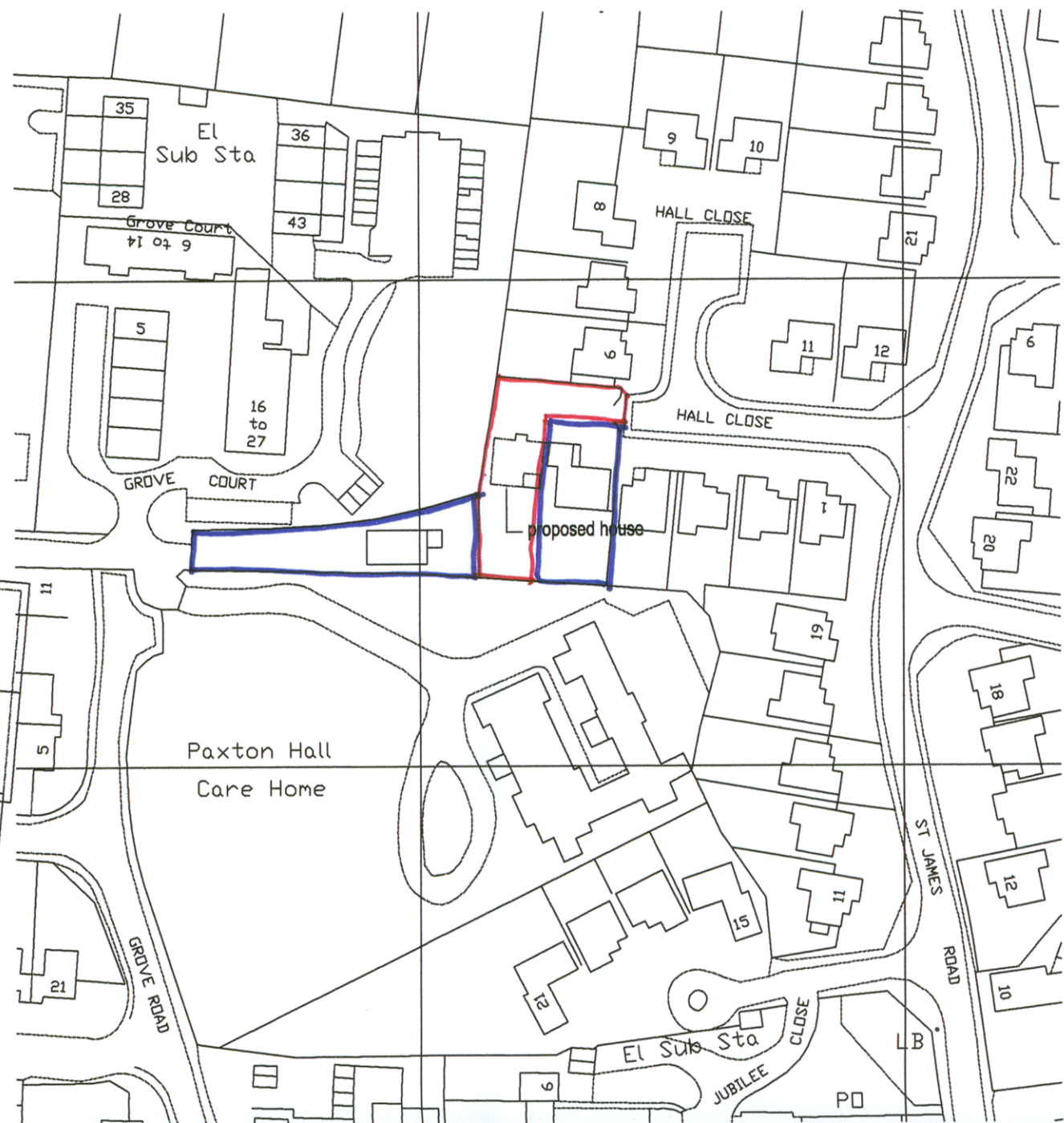
Date Created: 26/10/2012

5 dd JWJcb fYZ 1201455FUL



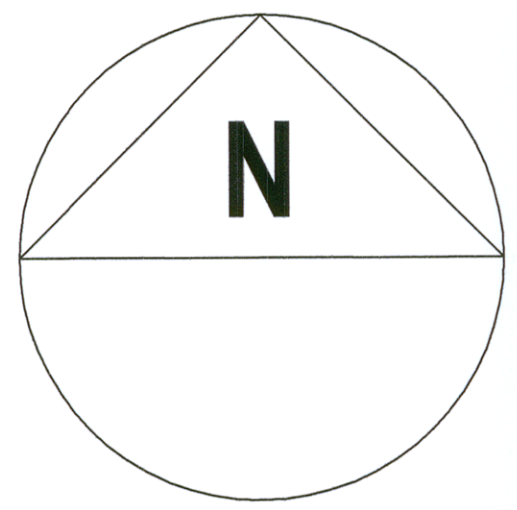


NOTES:-



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**SITE LOCATION PLAN**  
1:1250 scale



**SITE PLAN**  
1:500 scale



REVISIONS			
REV	DESCRIPTION	DATE	MOD BY

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**AN Norvys Limited**

5, Blacksmiths Close, Abbotsley,  
St. Neots, Cambridgeshire PE19 6UQ  
Tel: 01767 677577  
E-mail: anorvys@aol.com

CLIENT DETAILS

**MR. R. Clarke**

PROJECT DETAILS

**Proposed House at  
5 Hall Close, Little Paxton**

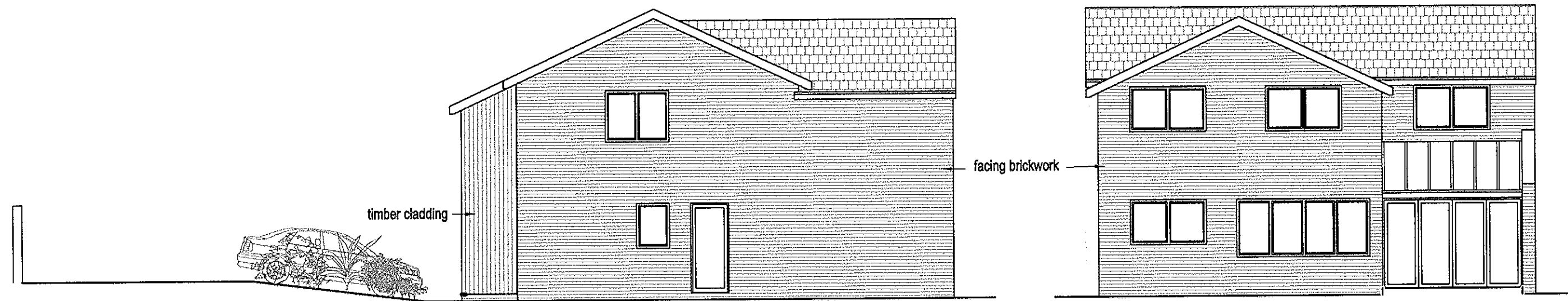
TITLE

**Site and Location Plans**

DRAWN BY AWH	DATE Sept. 2012
CHECKED BY	DATE
DRAWING NO 1079/261	REV NO
SCALE as indicated at @ A2	

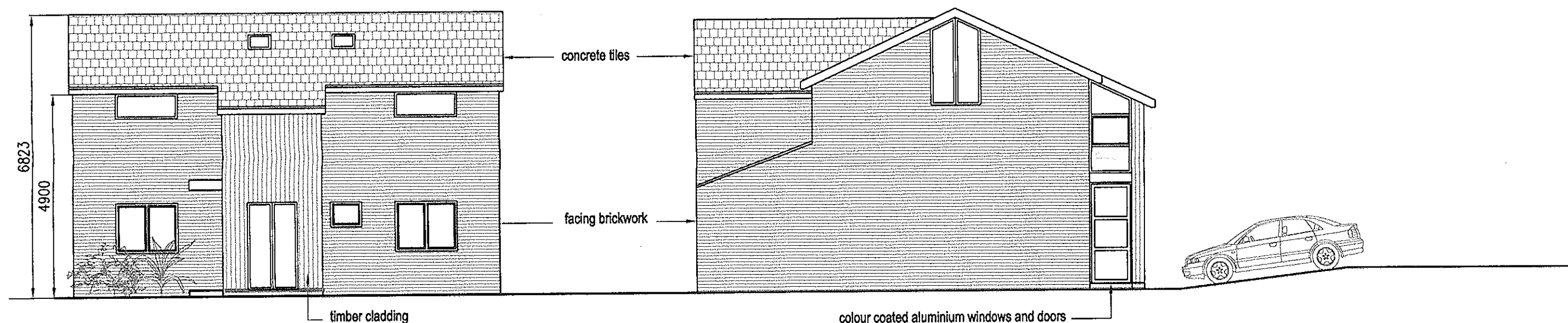


NOTES:-



**SIDE ELEVATION**

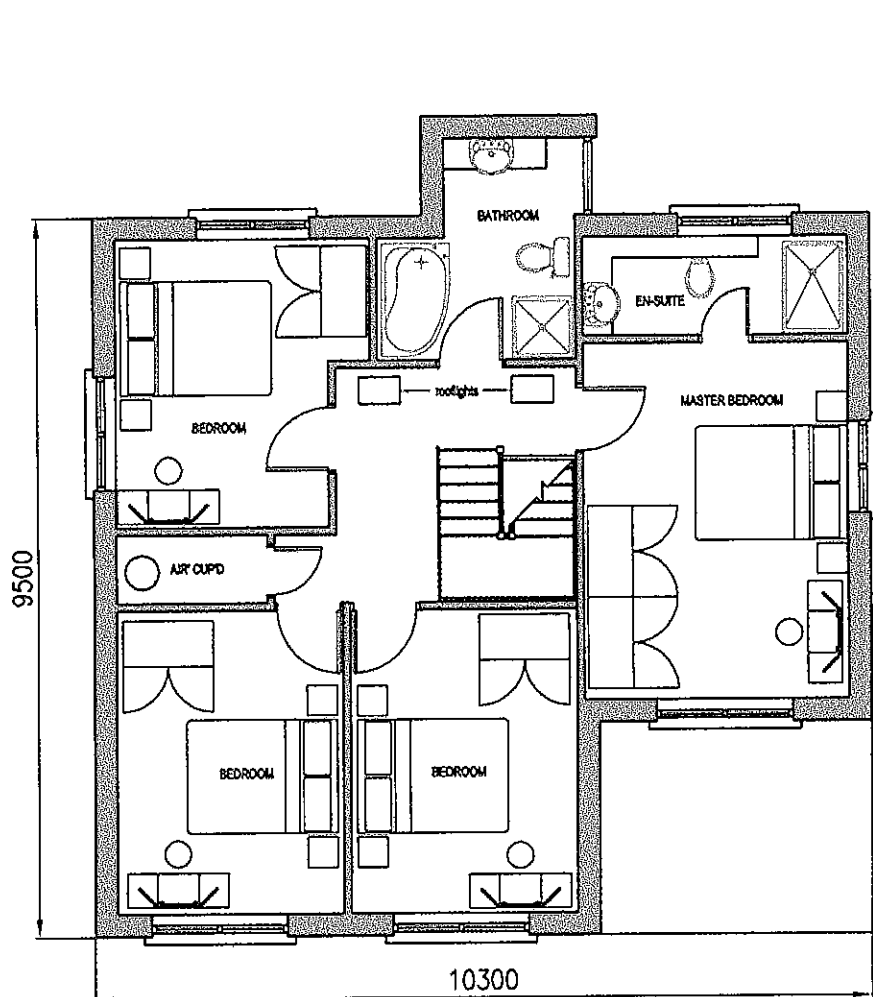
**REAR ELEVATION**



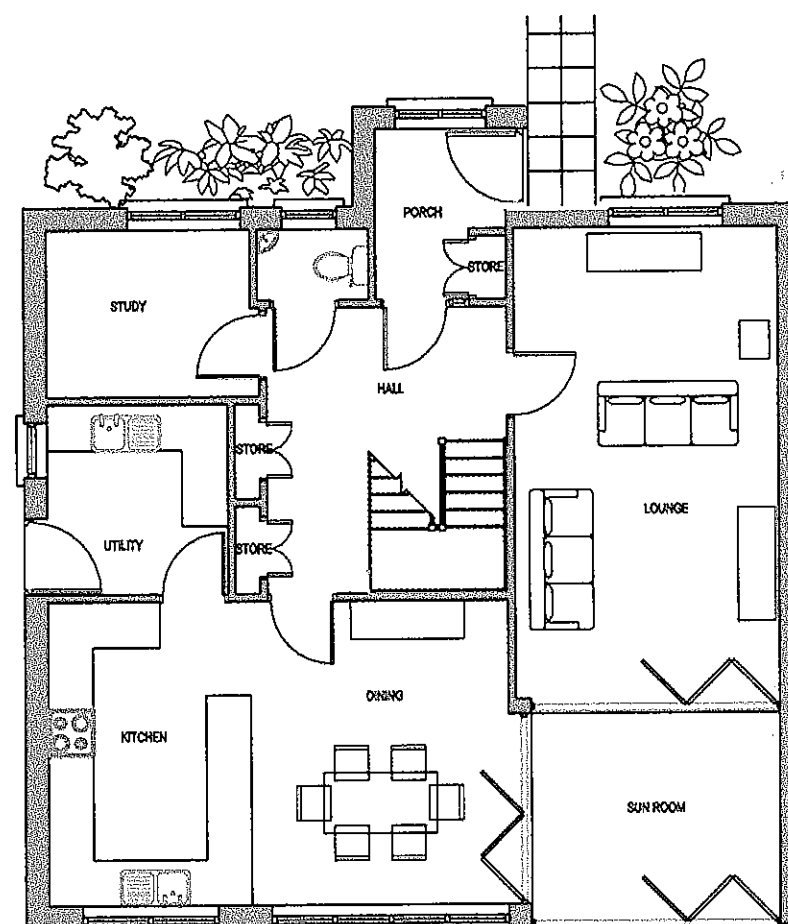
**FRONT ELEVATION**

**SIDE ELEVATION**

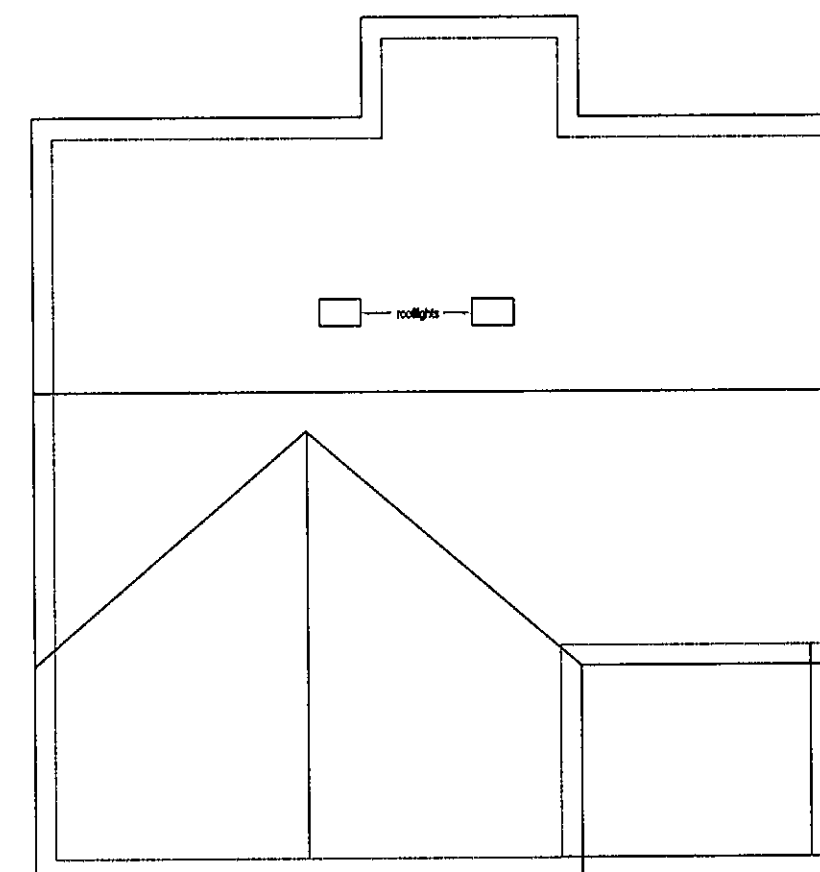
colour coated aluminium windows and doors



**FIRST FLOOR PLAN**



**GROUND FLOOR PLAN**



**ROOF PLAN**

REVISIONS			
REV	DESCRIPTION	DATE	MOD BY
A	Garage omitted, house repositioned, roof to rear wing lowered.	10.09.12	AWH

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**AN Norvys Limited**

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Tel: 01767 677577  
E-mail: anorvys@aol.com

CLIENT DETAILS

**MR. R. Clarke**

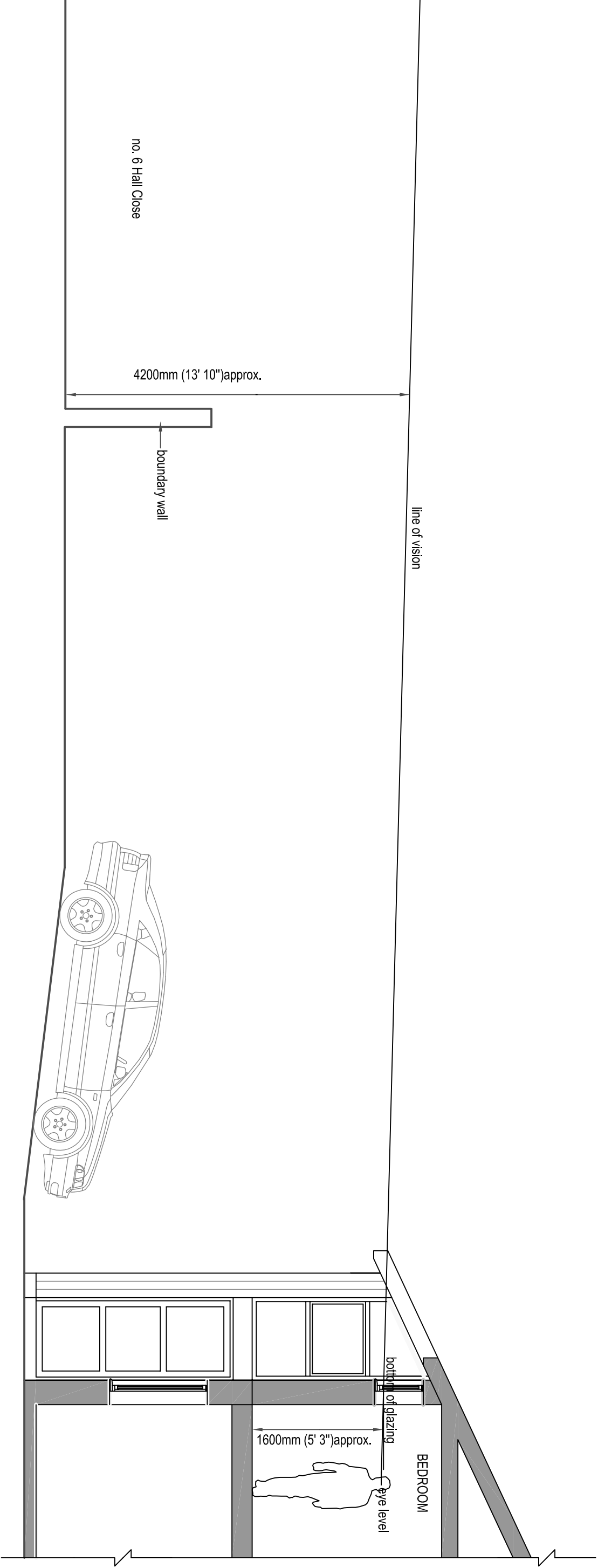
PROJECT DETAILS

**Proposed House at  
5 Hall Close, Little Paxton**

TITLE

**Proposed Plans and Elevations**

DRAWN BY	AWH	DATE	April 2012
CHECKED BY		DATE	
DRAWING NO	1079/255	REV NO	A
		SCALE	1:100 @ A2



CLIENT DETAILS

MR. R. Clarke

DRAWN BY AVWH

DATE  
October 2012

PROJECT DETAILS

Proposed House at  
5 Hall Close, Little Paxton

CHECKED BY

DATE

TITLE

Section through house

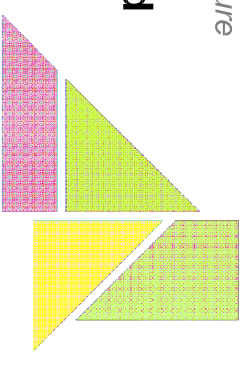
DRAWING NO 1079/262

REV NO

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SCALE  
1:50 at @ A3

**GREEN PAPERS FOLLOW**



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# Appeal Decision

Site visit made on 10 January 2012

**by John Braithwaite BSc(Arch) BArch(Hons) RIBA MRTPI**

**an Inspector appointed by the Secretary of State for Communities and Local Government**

**Decision date: 23 January 2012**

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**Appeal Ref: APP/H0520/A/11/2154899**

**Land at 5 Hall Close, Little Paxton, St. Neots, Cambridgeshire PE19 6QS**

- The appeal is made under section 78 of the Town and Country Planning Act 1990 against a refusal to grant planning permission.
  - The appeal is made by Mr R Clarke against the decision of Huntingdonshire District Council.
  - The application Ref 1001540FUL, dated 17 August 2010, was refused by notice dated 21 December 2010.
  - The development proposed is the erection of a new house.
- 

## Decision

1. The appeal is allowed and planning permission is granted for the erection of a new house on land at 5 Hall Close, Little Paxton, St. Neots, Cambridgeshire in accordance with the terms of the application Ref 1001540FUL, dated 17 August 2010, subject to the following conditions:

1. The development hereby permitted shall begin not later than three years from the date of this decision.
2. The development hereby permitted shall be carried out in accordance with the following approved plans: 1079/200 Rev. B, 1079/201 Rev. A, and 1079/202.
3. No development shall take place until samples of the materials to be used in the construction of the external surfaces of the building hereby permitted have been submitted to and approved in writing by the local planning authority. Development shall be carried out in accordance with the approved samples.
4. No development shall take place until details of hard and soft landscape works, including a programme of implementation, have been submitted to and approved in writing by the local planning authority and these works shall be carried out as approved. The details of hard landscape works shall include vehicle and pedestrian surfaces and boundary treatments. The details of soft landscape works shall include planting plans, written specifications, and schedules of plants noting species, plant sizes and proposed numbers and densities where appropriate.
5. No development shall take place until details of fencing for the protection of existing trees and hedges to be retained have been submitted to and approved in writing by the local planning authority. The erection of protective fencing shall be undertaken in accordance with the approved details before any equipment, machinery or materials are brought on to the site and shall be maintained until all equipment, machinery and surplus materials have been removed from the site. Nothing shall be stored or placed in any area fenced in accordance with this condition and the ground levels within those areas shall not be altered, nor shall any excavation be made, without the written approval of the local planning authority.



## Reasons

2. The main issues are the effect of the proposed dwelling on; first, the setting of nearby listed buildings, Paxton Hall and Grove Farm; and second, on the amenities of residents of 5 Hall Close.

The first issue – the setting of Paxton Hall and Grove Farm

3. 5 Hall Close is a detached two storey dwelling on a cul-de-sac of similar dwellings within an extensive modern residential area on the north side of Little Paxton. To the south of Hall Close is Paxton Hall, a Grade II\* listed building set within walled landscaped grounds, that is now a nursing home. To the west of Hall Close is Grove Court, the former stables of Grove Farm and a Grade II listed building, that is now in mainly residential use and is surrounded by parking and landscaping. Land to the north, south and west of Paxton Hall remained undeveloped until the mid 1970's when it was developed with housing. It is likely that the stables to Grove Farm were converted at about the same time.

4. 5 Hall Close has a substantial side and rear garden that is bounded, to the south, by the landscaped grounds of Paxton Hall, and to the west, by the landscaped grounds around Grove Court. The residential property also includes a narrow area of land, about 35 metres long and on average about 8 metres wide, between the two landscaped areas that has a frontage to Rampley Lane. The proposal includes severing the narrow area of land from the main garden area of 5 Hall Close and the construction of a two storey dwelling on the separate plot. The proposed dwelling would be about 7 metres wide and 12.5 metres long and would be erected at the wider end of the plot towards the retained garden area.

5. Rampley Lane provides access to Grove Court and to Paxton Hall. But the current access into Paxton Hall was only created when its former access from the west was developed in the 1970's along with land either side. It is likely that the appeal site was originally part of land associated with Grove Farm and it is not clear how it came to be part of land associated with 5 Hall Close. Nevertheless, the two listed buildings have clearly defined curtilages and, despite their proximity, there is no evidence to indicate that Grove Farm and Paxton Hall were ever associated by use or ownership. The settings of the two listed buildings are clearly defined and are separated by the appeal site.

6. The original countryside setting of Grove Farm and Paxton Hall was lost in the 1970's when their immediate settings became surrounded by housing development. The listed buildings, both in location and visually, are within the built-up area of Little Paxton. Furthermore, there is no visual link between the two listed buildings and there are no significant views out of their settings. The proposed gable ended dwelling would be about 4.1 metres high to the eaves and 7.3 metres high to the ridge. It has been designed to be low in height and appropriate in form. It would not extend significantly above a boundary hedge to Grove Court and the high boundary wall to Paxton Hall.

7. Given its sympathetic form and despite its position between the settings of the listed buildings, the proposed dwelling would not have any adverse effect on, and would thus preserve, the settings of Grove Farm and Paxton Hall. The proposal does not thus conflict with saved Huntingdonshire Local Plan (LP) policies En2 and En25, or with the thrust of national policy on heritage assets as set out in Planning Policy Statement 5 'Planning for the Historic Environment'.

The second issue – the amenities of residents of 5 Hall Close

8. The proposed dwelling would have a first floor lounge and a master bedroom both with east windows that would face towards the rear garden area at 5 Hall Close. The east elevation of the dwelling would be about 9 metres from the boundary between the new and retained plots but the rear garden at 5 Hall Close is large and the east elevation would be about 20 metres from the most used part of the retained garden, that part immediately to the rear of the dwelling. There would, furthermore, be the opportunity to establish screen planting along the boundary and a condition has been imposed to ensure that a planting scheme is submitted to and approved by the local planning authority before implementation.

9. The planting might provide only partial screening but, given also the distance from the east elevation of the proposed dwelling to the most used part of the garden area at 5 Hall Close, there is unlikely to be overlooking from the lounge and master bedroom windows that would result in a significant loss of privacy in the retained rear garden. The proposed development would not result in any significant loss of amenity for the residents of 5 Hall Close. The proposal does not thus conflict with saved LP policy H31.

Conditions

10. The conditions suggested by the Council have been imposed, apart from that relating to the laying out and surfacing of a parking and turning area which has been subsumed into a general landscaping condition, but have been amended in the interests of clarity and precision. Condition 1 is the standard time limit condition, condition 3 is to ensure that the dwelling has a satisfactory appearance, condition 4 is in the interests of visual amenity, and condition 5 is to ensure that retained trees and hedges are protected during the construction period. Condition 2, which requires that the development is carried out in accordance with approved plans, is for the avoidance of doubt and in the interests of proper planning.

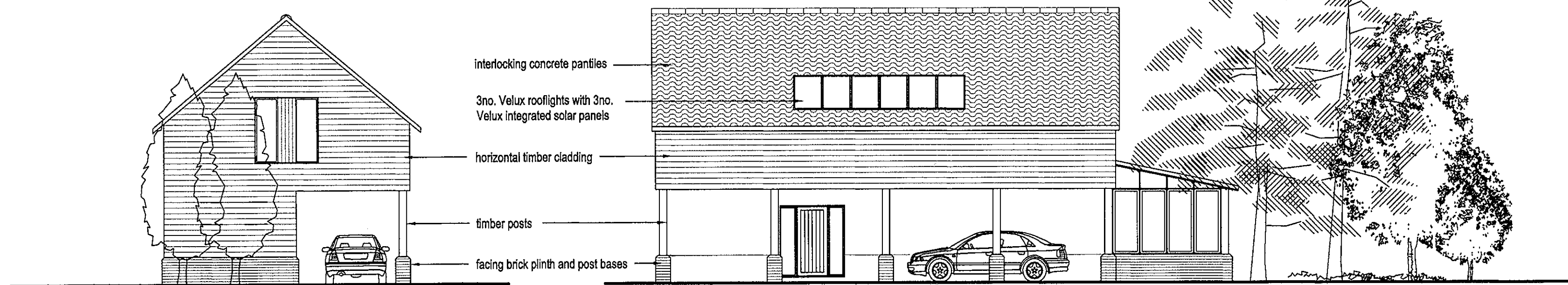
*John Braithwaite*

Inspector

NOTES:-

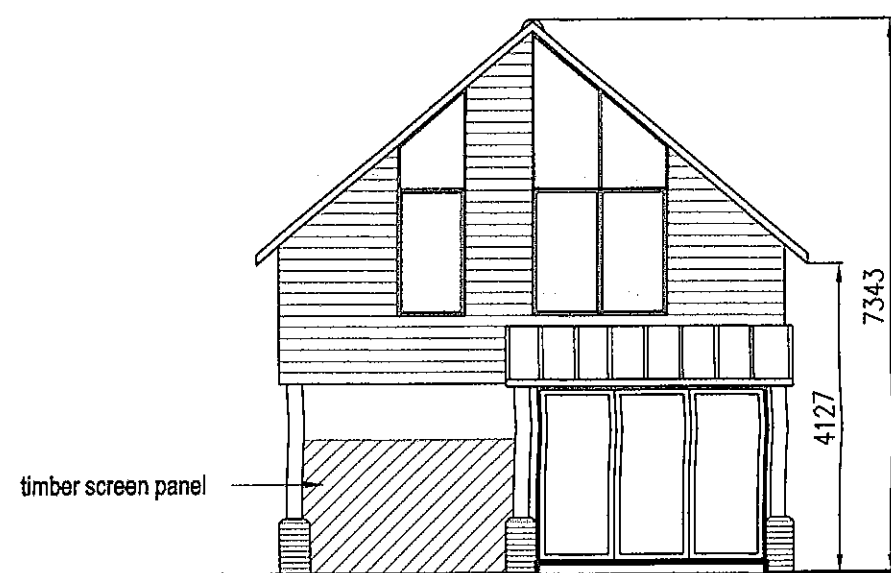
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12

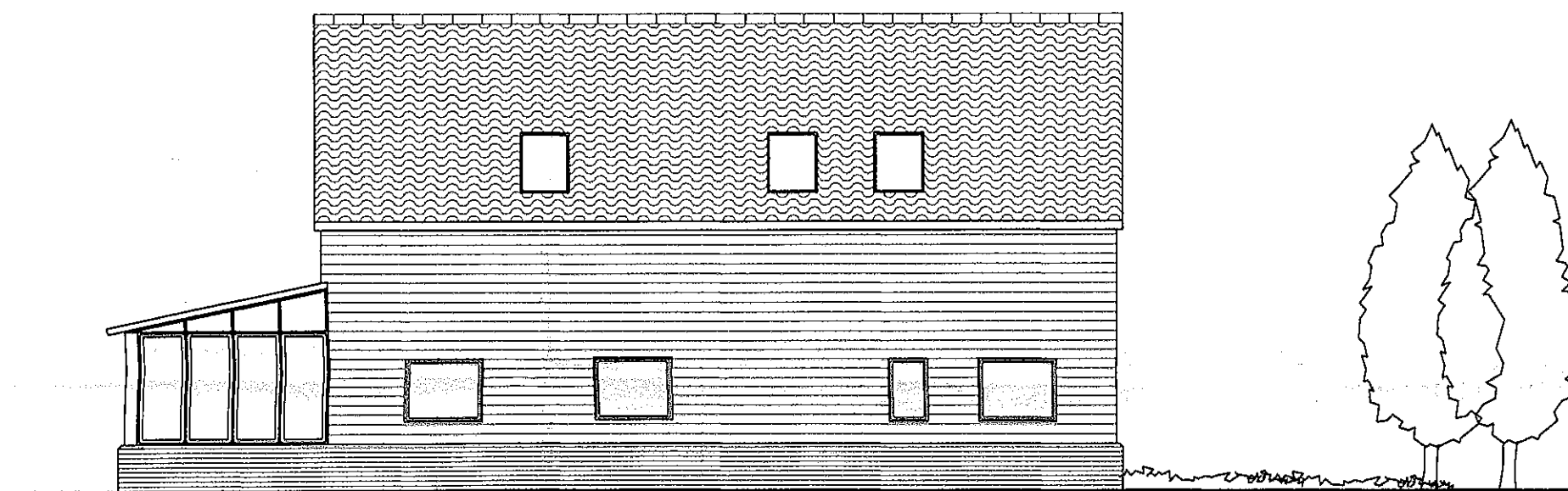


FRONT ELEVATION

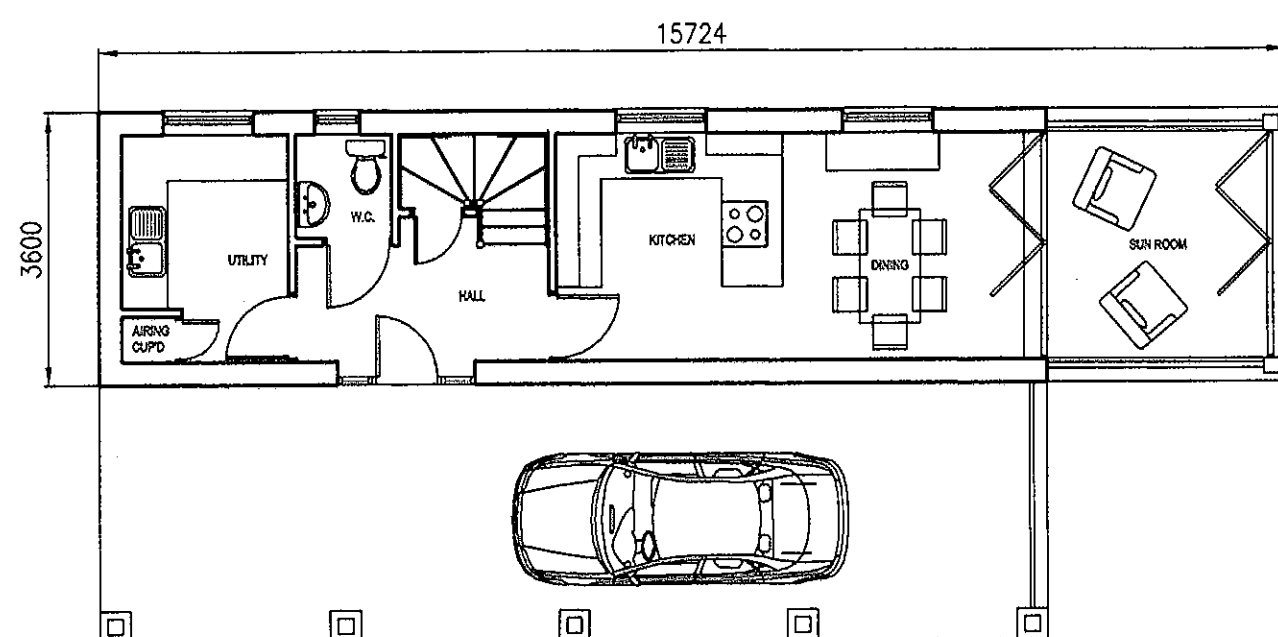
SIDE ELEVATION



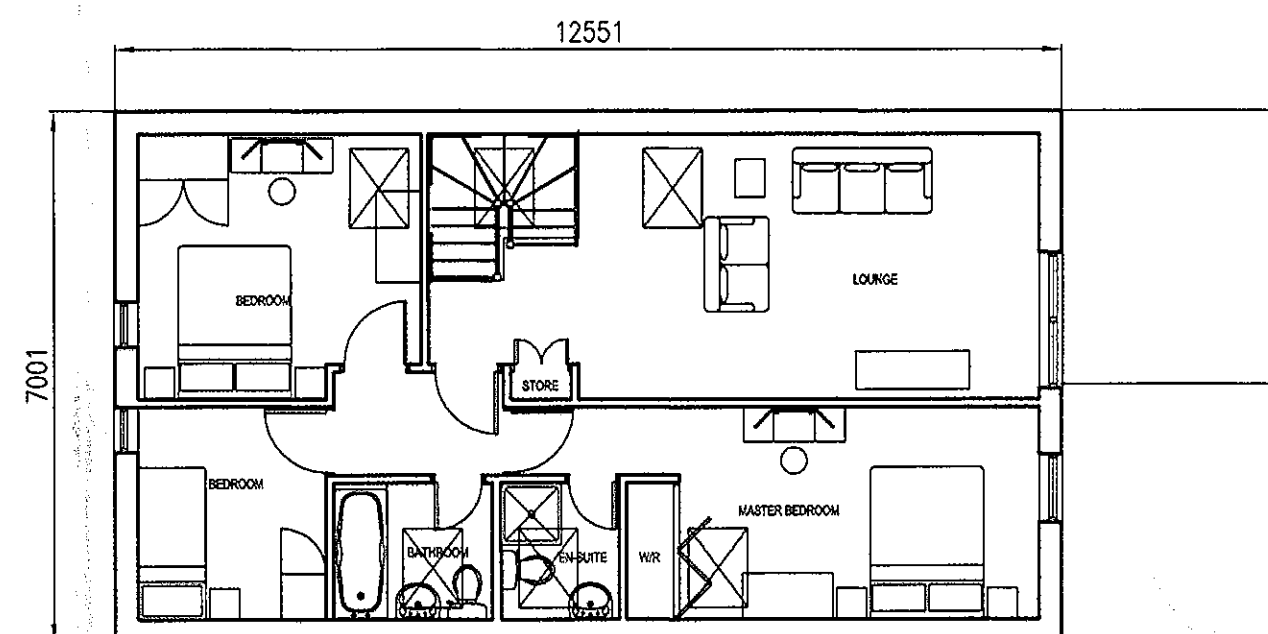
REAR ELEVATION



SIDE ELEVATION



GROUND FLOOR PLAN



FIRST FLOOR PLAN

REVISIONS			
REV	DESCRIPTION	DATE	MOD BY
A	Planning application issue.	12.03.10	AWH

building a sustainable future

**AN Norvys Limited**

5, Blacksmiths Close, Abbotsley,  
St. Neots, Cambridgeshire PE19 6UQ  
Tel: 01767 677577  
E-mail: anorvys@aol.com

CLIENT DETAILS

**MR. R. Clarke**

HDC DOC. CENTRE

15 SEP 2010

VIA CSC

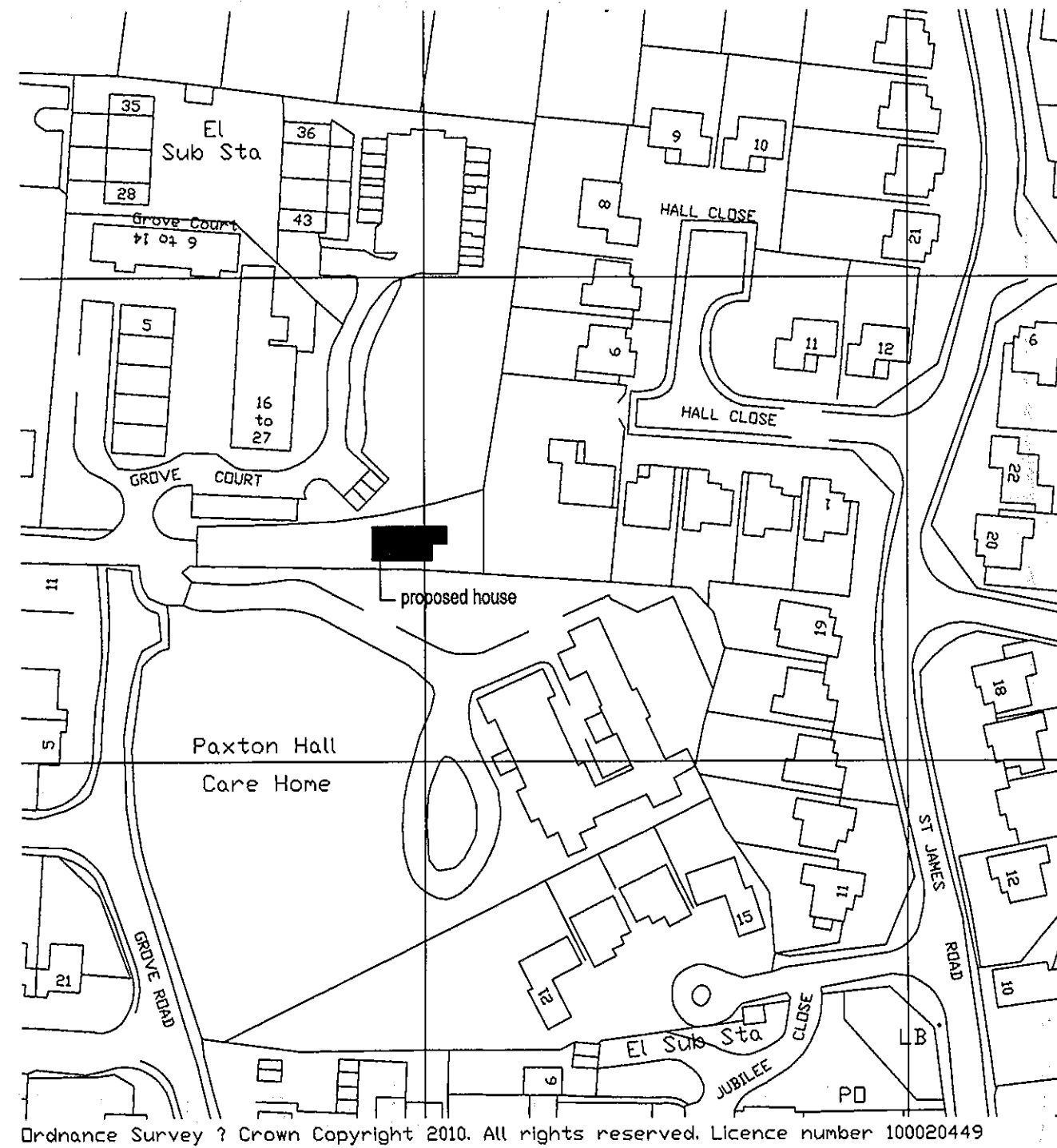
PROJECT DETAILS

**Proposed House at  
Rampley Lane, Little Paxton**

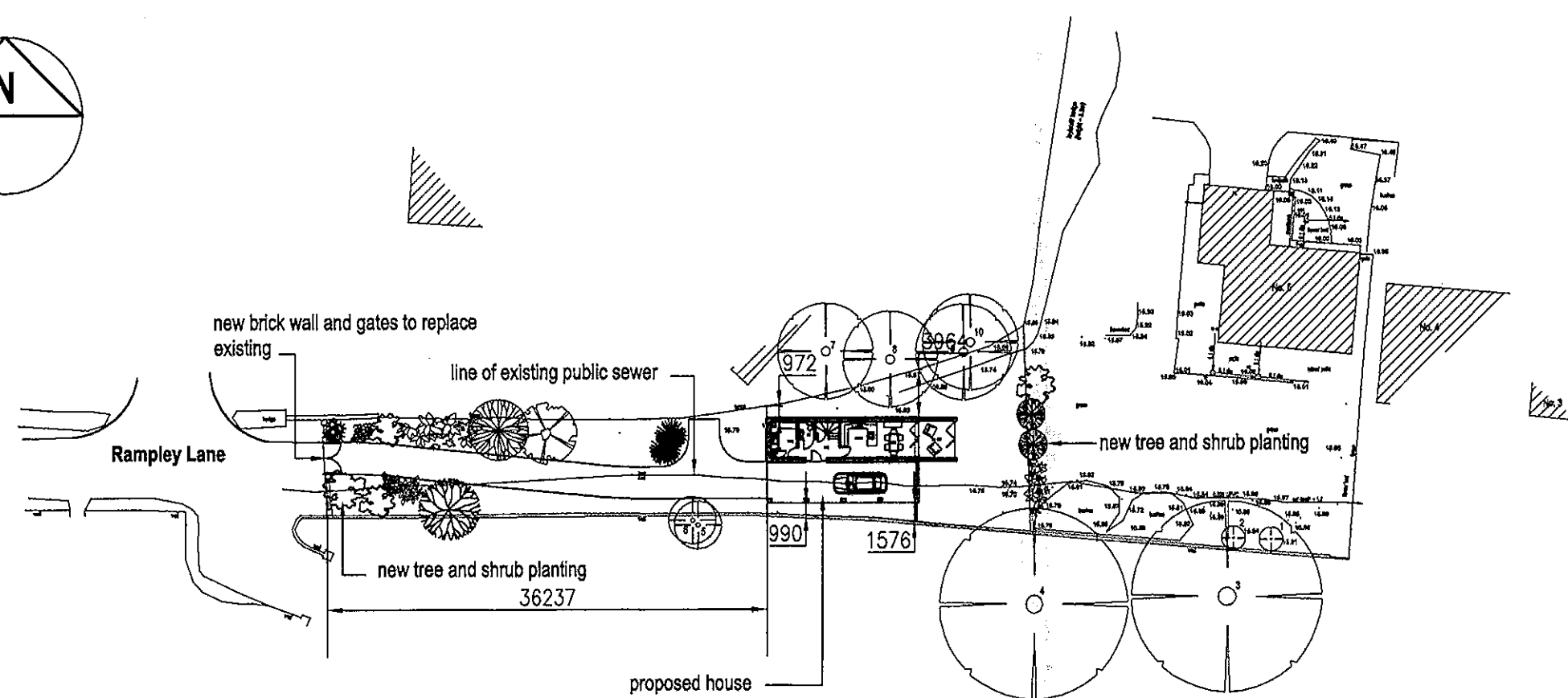
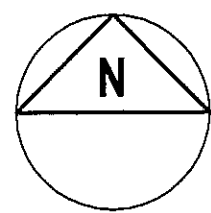
TITLE

**Plans and Elevations**

DRAWN BY	AWH	DATE	Jan. 2010
CHECKED BY		DATE	
DRAWING NO	1079/201	REV NO	A
		SCALE	1:100



**SITE LOCATION PLAN - 1:1250 scale**



**SITE PLAN - 1:500 scale**

NOTES:-

1001540

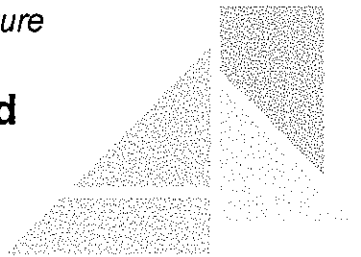
12

REVISIONS			
REV	DESCRIPTION	DATE	MOD BY
A	Planning application issue.	12.03.10	AWH
B	New planting added to boundary	16.08.10	AWH

building a sustainable future

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CLIENT DETAILS

**MR. R. Clarke**

HDC 000 000000

15 SEP 2010

REVISED

VIA CSC

PROJECT DETAILS

**Proposed House at  
Rampley Lane, Little Paxton**

TITLE

**Site and Location Plans**

DRAWN BY AWH

DATE  
Feb., 2010

CHECKED BY

DATE

DRAWING NO 1079/200

REV NO  
B

SCALE  
as indicated



# Appeal Decision

Site visit made on 29 June 2000

by Eiluned Morgan BA MSc MRTPI

an Inspector appointed by the Secretary of State for the  
Environment, Transport and the Regions

The Planning Inspectorate  
Room 1404  
Tollgate House  
Houlton Street  
Bristol BS2 9DJ  
☎ 0117 987 8927

Date  
**24 AUG 2000**

**Appeal Ref: APP/H0520/A/00/1041480**

**5 Hall Close, Little Paxton, St. Neots**

- The appeal is made under section 78 of the Town and Country Planning Act 1990 against a refusal to grant planning permission.
- The appeal is made by Mr & Mrs R Clarke against the decision of Huntingdonshire District Council.
- The application ref: 99/1075 dated 12 July 1999, was refused by notice dated 15 October 1999.
- The development proposed is a two-storey side extension including swimming pool, double garage and CCTV cameras.

**Summary of Decision: the appeal is dismissed**

## Main Issue

1. I consider that the main issue is the effect the proposal would have on the character and appearance of the locality.

## Development Plan and other Planning Policies

2. The development plan includes the Cambridgeshire Structure Plan adopted in 1995 and the Huntingdonshire Local Plan 1996. Structure Plan Policy SP12/10 states that all new developments will be expected to incorporate high standards of layout and design and to relate well to their surrounding.
3. Local Plan Policy En25 reflects this guidance in expecting new development to generally respect the scale, form, materials and design of established buildings in the locality and where appropriate to make adequate provision for landscaping. Policy H34 applies to extensions which should have regard to the amenity and privacy of adjoining properties. The Local Plan is the subject of proposed alterations but I am advised that none of the above policies is affected by the proposed changes.
4. National guidance on design is given in Planning Policy Guidance 1 (PPG1), General Policy and Principles. In paragraph 17 it states that local planning authorities should reject poor designs, which may include those inappropriate to their context, for example those clearly out of scale or incompatible with their surroundings.

## Reasons

5. Hall Close is a planned development of large two-storey houses arranged around a cul-de-sac. The houses are closely spaced and, although there are some variations, overall there is a consistent form of design. No.5 Hall Close is in the corner of the L-shaped cul-de-sac and is on a much larger plot. The dwelling is aligned with the properties facing north on Hall Close and this creates an open view to the west across the forecourt towards the grounds of Grove Court. This view is a significant feature of Hall Close as

it is visible on entering the Close from St. James Road and is a major open view within the development. A feature of it is the very high conifer hedge that at present prevents views beyond the site into the substantial gardens of Grove Court. I understand that the conifers may be felled but do not consider that this would reduce the view's attractiveness, in fact this could enhance it further by increasing openness and interest.

6. The Hall Close development was clearly carefully planned and took advantage of the opportunity to provide a view that, in my opinion, adds to its attractiveness. The proposal would introduce a single and two-storey extension, incorporating a double garage, into the westward view from Hall Close, in such a way that the view would be largely lost and I consider that this would have an adverse visual impact on the street scene.
7. The development proposed would represent approximately a threefold increase in the footprint of the dwelling, so that it would be substantially larger than other dwellings in Hall Close. The plot is larger than the others but it has an irregular shape and is subject to design constraints because of its setting. The proposed extension would be very close to two of the site boundaries which currently have no built development next to them. There is a brick wall between the site and the rear garden of No.6 Hall Close but the proposed large garage would be about 4 metres high at its ridge and, allowing for the difference in ground levels, would be visible from the garden and the house. From the back garden the two-storey element of the proposal would also be visible and, although it would be unlikely to result in a significant loss of privacy, I consider that it would reduce the feeling of spaciousness.
8. The proposed garage and swimming pool would be positioned close to the boundary with Grove Court and there would be insufficient space to provide landscaping to screen the extension. In view of the large size of the swimming pool building, I consider that reducing the impact of its mass should not be dependent on trees beyond the site and that on site landscaping would be necessary.
9. The proposal would change the style of the house in such a way that it would appear quite different from others in Hall Close. At present it has a simple ridged roof with a flat roofed garage. By comparison, the proposal would have a complex footprint and roofscape and, although not all of it would be seen because of its size and position, it would no longer appear to be part of the original Hall Close scheme and would undermine the design integrity of that development. In addition because of its large mass and the restricted opportunities for landscaping it could not be visually integrated into its setting. While there are occasions when a high standard of design would justify a building of a very different character, I do not consider that the proposal represents such an instance.

### Conclusion

10. PPG1 looks to local planning authorities to not impose a particular architectural taste or style arbitrarily, but it also confirms the importance of the setting of a proposal and the design of buildings. I consider that the proposal would appear unduly large and that its design would not be sympathetic to its setting, that there would be insufficient space for necessary landscaping and that it would result in the loss of a view that contributes to the attractiveness of Hall Close. I have concluded that the proposal would have an

## Appeal Decision

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adverse visual impact on the character and appearance of the locality and that it would be contrary to development plan policies SP12/10, H34 and En25. I have considered all the other matters raised in the representations, but none outweighs the considerations that lead me to my decision.

### Formal Decision

11. In exercise of the powers transferred to me I dismiss the appeal.

### Information

12. A separate note is attached setting out the circumstances in which the validity of this decision may be challenged by making an application to the High Court within 6 weeks from the date of this permission.

*Eiluned Morgan*

INSPECTOR

NO PLANS  
AVAILABLE FOR  
THIS APPEAL