

Case No: 1201291FUL (FULL PLANNING APPLICATION)

Proposal: PROPOSED NEW DWELLING

Location: LAND AT THE LORD JOHN RUSSELL RUSSELL STREET
ST NEOTS

Applicant: GEORGE BATEMAN AND SON LTD

Grid Ref: 518479 260568

Date of Registration: 16.08.2012

Parish: ST NEOTS

RECOMMENDATION - APPROVE

1. DESCRIPTION OF SITE AND APPLICATION

- 1.1 The Lord John Russell is a public house on Russell Street, St. Neots. To the north of the public house is the car park, a tarmaced area that can only be accessed via Bedford Street with capacity for approximately 4 vehicles. The existing car park is surrounded by Victorian, residential properties on Bedford Street with on street car parking provision. The site is in the St. Neot's Conservation Area.
- 1.2 The proposal is to remove the car park and erect a 2 storey dwelling with a 2 storey rear projection, stepping down to single storey. The dwelling will be approximately 8.1m tall (5.25m to the eaves), 5.4m wide and 12.9m deep inclusive of a 2m deep single storey extension. No car parking is proposed. Immediately west of the dwelling will be a draymans access for the public house. This access is not for use by patrons except in an emergency. This access will also allow for bin storage and cycle storage in the rear garden for the proposed dwelling.

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

- 3.1 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
- 3.2 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
- 3.3 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.
- 3.4 Huntingdonshire Local Plan (1995) Saved policies from the Huntingdonshire Local Plan 1995 are relevant and viewable at www.huntingdonshire.gov.uk/localplan95
- **En5:** “Conservation Area Character” - development within or directly affecting conservation areas will be required to preserve or enhance their character and appearance
 - **En6:** “Design standards in Conservation Areas” – in conservation areas, the District Council will require high standards of design with careful consideration being given to the scale and form of development in the area and to the use of sympathetic materials of appropriate colour and texture.
 - **En9-** “Conservation Areas” - development should not impair open spaces, trees, street scenes and views into and out of Conservation Areas.

- **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.
- **CS9:** “Flood water management” – the District Council will normally refuse development proposals that prejudice schemes for flood water management.

3.5 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.

3.6 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. Including reducing water consumption and wastage, minimising impact on water resources and water quality and managing flood risk.
- **CS3:** “The Settlement Hierarchy” – Identifies Huntingdon, St Neots, St Ives and Ramsey and Bury as Market Towns in which development schemes of all scales may be appropriate in built up areas.

3.7 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.

- C5: “Flood Risk and Water Management” – development proposals should include suitable flood protection / mitigation to not increase risk of flooding elsewhere. Sustainable drainage systems should be used where technically feasible. There should be no adverse impact on or risk to quantity or quality of water resources.
- 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.
- 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.

3.8 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.

3.10 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.

3.11 Supplementary Planning Document:

3.12 The Huntingdonshire Design Guide 2007

4. PLANNING HISTORY

4.1 **0700703FUL** – Erection of patio parasol – permission granted.

5. CONSULTATIONS

5.1 **St. Neots TC – Recommend refusal** – COMMENTS ATTACHED.

5.2 HDC Environmental Health - No objection subject to conditions relating to the boundary treatment and restricting delivery time.

5.3 The Environment Agency – No objection subject to minimum floor level of 16.03 AOD

6. REPRESENTATIONS

6.1 2 letters of objection on the grounds of:

- * The existing telegraph pole will need to be relocated as it will obstruct the drayman's entrance.
- * The proposal is bigger than no.'s 26 and 30 with little garden.
- * There is no reference to the party wall.
- * How will rainwater be disposed of?
- * Russell Street is a sensitive area and there should be an archaeological survey of the site.
- * Concerns relating to anti-social behaviour and noise from patrons.
- * Is the drayman's path to serve as a fire escape for the rear of the pub and how will it be controlled?
- * There is no parking proposed for this dwelling and Russell Street. There are no spaces on Russell Street and on-street parking is controlled by way of parking permits.
- * Highway safety.
- * Delivery vehicles blocking the road
- * The dwelling extends further back into the garden than neighbouring properties, resulting in harm to residential amenity in terms of overlooking, being overbearing and limiting light.
- * The dwelling is larger than surrounding properties.
- * Visitors using the rear access will accidentally access the neighbouring property and security concerns.
- * Concerns that the rear access will be used as a public convenience.
- * Noise and disturbance from vehicles

7. SUMMARY OF ISSUES

- 7.1 This site lies in the built up area of St. Neots where there is a presumption in favour of sustainable development and the delivery of housing in sustainable locations with good access to a range of amenities via a choice of transport options, particularly cycling or walking. The car park is also part of this commercial business, the public house and is therefore considered 'Previously Developed land' and the erection of a dwelling on this infill plot is acceptable in principle. The main issues for further consideration are the design of the proposal and impact on the Conservation Area, the impact on the amenity of neighbours, highway matters and flooding matters.

The Design and impact on the Conservation Area:

- 7.2 This dwelling has been specifically designed to reflect the linear, Victorian/Edwardian character of this part of the Conservation Area. The dwelling will stand at the back of the footpath, and incorporate features such as a bay window and the front door set back within the elevation. Chimney pots will also be used and the fenestration will have a vertical emphasis, again reflective of the character of this road. Details of materials and boundary treatments will be controlled by planning condition.
- 7.3 This dwelling has been sympathetically designed to reflect the character and appearance of the Conservation Area and thus complies with policies En5, En6 and En9 of the Huntingdonshire Local Plan 1995, Policies E1 and E3 of the DMDPD: Proposed Submission 2010, policies DM13 and DM27 from the Huntingdonshire

The impact on neighbours:

- 7.4 The windows on this dwelling will be predominantly on the front and rear elevations and it is not considered that this arrangement will be unduly detrimental to the amenity of dwellings to the south of the site. There are 2 first floor windows proposed on the side elevations. The window on the western elevation will serve a 1st floor landing area and the window on the eastern elevation will serve a bathroom. Both windows will face the gable ends of the neighbouring properties and are therefore not considered detrimental to the amenity of those neighbours. Concerns have been expressed with regard to loss of privacy to no. 26 Bedford Street, however the rear projection and fenestration is a similar arrangement to existing properties on Bedford Street and additional overlooking from this dwelling will not be unduly harmful to the amenity of the residents of No. 26. The proposed dwelling will stand in line with No. 26, to the east of that dwelling and therefore have limited impact on sunlight. Also the rear projection is approximately 3.2m from the common boundary with No. 26 (inclusive of access). It is not considered that this dwelling will have an unduly overbearing impact on No. 26 Bedford Street.
- 7.5 Having regard for the impact of the proposal on No. 30, the new dwelling will stand broadly in line with No. 30 but there will be a 3m deep 2 storey rear projection the west of that property that may be some loss of evening sunlight. However, the remaining 2m depth will be single storey, with the pitch of the roof leaning away from the common boundary. Again, it is not considered that the resulting relationship between these properties will 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): For the avoidance of doubt permitted development rights relating to windows shall be removed.
- 7.6 Concerns have been expressed about noise and antisocial behaviour. HDC Environmental Health advises that deliveries should be restricted to 07:00 – 19:00 Monday to Friday, 07:30 – 13:00 Saturdays and nothing on Sundays or bank holidays, in the interests of residential amenity. The applicant advises that deliveries are once weekly and occur outside peak traffic hours. It is therefore not considered reasonable to restrict delivery hours to the public house, having regard to the unrestricted nature of private deliveries to residential dwellings. It is not considered that the development of the car park is materially more harmful to the amenity of existing residents, having regard for the unrestricted movement of patrons in the car park. Furthermore, the proposal will cease patrons accessing the public house via Bedford Street. The access will be restricted to deliveries to the public house and occupiers of the proposed dwelling except in emergencies when patrons may have to be evacuated via this access. This can be controlled by planning condition. Concerns relating to this abuse of this access way could be prevented by way of a gate or barrier at the back of the footpath, again this could be controlled by planning condition.

- 7.7 HDC Environmental Health have no objection to this proposal, subject to the implementation of a robust acoustic fence to ensure noise from the pub garden will not be detrimental to the amenity of future occupiers of the dwelling. This proposal will comply with policy H31 of the Huntingdonshire Local Plan 1995, Policy H7 of the DMDPD: Proposed Submission 2010 and policy DM14 of the Huntingdonshire Local Plan to 2036 – Draft Development Management Policies (2012).

Highway Matters:

- 7.8 This site is close to the town centre and its amenities, and is a sustainable location. The traffic impact from residential development will be less than the existing use as a pub car park. The loss of car parking to the public house is not a significant cause for concern, given the accessibility by other modes and the availability of public off street car parking nearby. The applicant has also confirmed that deliveries to the pub are carried out once a week, on a Monday morning at approximately 10am (subject to traffic) and usually take about 15minutes to complete.
- 7.9 The applicant advises that the lorry does not, at present, use the existing car park in any case due to the size of the vehicle and that the spaces immediately in front of the car park, on the highway, are used. If there were no parking spaces available off the road, the delivery lorry could potentially block the road for fifteen minutes at or after 10am. Taking into consideration the limited deliveries to this pub, it is considered that a refusal of this scheme based on highway safety, would not be a sustainable reason for refusal.
- 7.10 No on-site car parking provision appears to be proposed. This is acceptable in view of the constrained site and the availability of informal on-street parking space on the highway, as well as nearby public parking spaces. Furthermore, the erection of a dwelling would remove the conflict between on street parking and vehicular access to the rear of the pub. The site layout plan highlights that cycles will be stored in the rear garden. It is not considered that this proposal will be detrimental to highway safety.

Flooding matters:

- 7.11 The Environment Agency has recommended a condition requiring finished floor levels to be no lower than 16.03AOD. The applicant has demonstrated that this can be achieved through careful design.

Conclusion:

- 7.12 The development of the site is acceptable in principle. This dwelling has been well designed, will be in keeping with the Conservation Area, will not be significantly detrimental to residential amenity, highway safety or flooding matters. In light of National Guidance, Development Plan Policies and other material considerations, permission is recommended for approval.

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:

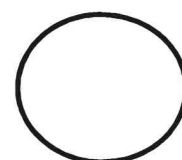
1. Time
2. Materials
3. Boundary treatment
4. Additional gate
5. Minimum floor level
6. Details of cycle store in rear garden.
7. PD Windows.

CONTACT OFFICER:

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

St Neots Town Council
Planning Applications to be Considered
By the Planning Committee on Thursday 30 August 2012

Plan No	Development, Location and Applicant	Town Council Recommendations
1	<p>1200673FUL – 3 August 2012</p> <p>16 Savilles Close, Eaton Ford, St Neots, PE19 7GD</p> <p>First floor side extension, including balcony and front porch/study extension.</p>	<p>Recommend – Approval</p> <p>Proposer – Cllr C Thompson Secunder – Cllr A Usher</p>
2	<p>1201137FUL – 10 August 2012</p> <p>142 St Neots Road, Eaton Ford, St Neots, PE19 7AL</p> <p>First floor oak clad, rear extension over existing single storey extension.</p> <p>Mr David Langford</p>	<p>Recommend – Approval</p> <p>Proposer – Cllr A Ruck Secunder – Cllr A Usher</p>
3	<p>1201115FUL – 14 August 2012</p> <p>Land north of Cambridge Road, St Neots</p> <p>Splitting up two semi-detached and three terrace 'London' house type units to create five detached 'London' house type units (amendment approved scheme 070361REM)</p> <p>Miss Lisa Stone</p>	<p>Recommend – Approval</p> <p>Proposer - Cllr C Thompson Secunder – Cllr A Ruck</p>
4	<p>1201291FUL – 17 August 2012</p> <p>Land at the Lord John Russell Street, St Neots</p> <p>Proposed new dwelling</p> <p>Mr Stuart Bateman</p>	<p>Recommend – Refusal</p> <p>Proposer – Cllr A Ruck Secunder – Cllr R Moores</p> <p>Over developed. House too big for plot of land. Idea is good though.</p>
5	<p>1201279S73 – 20 August 2012</p> <p>British Red Cross Hall, Cemetery Road, St Neots</p> <p>Renewal of planning permission 0900807S73 for continuation of use of portacabin by British Red Cross.</p> <p>British Red Cross</p>	<p>Recommend – Approval</p> <p>Proposer – Cllr C Thompson Secunder – Cllr R Moores</p>



Development Management Panel



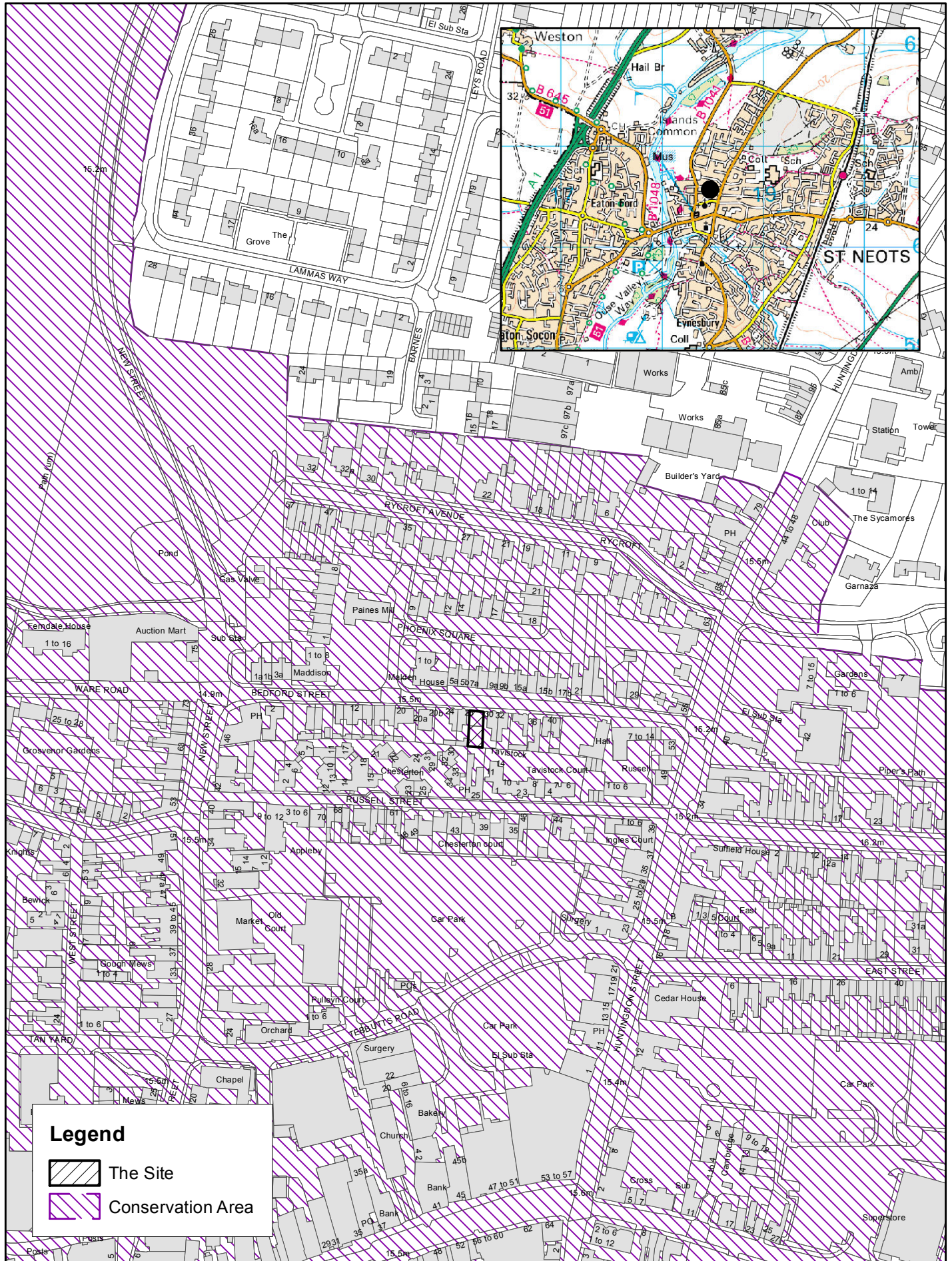
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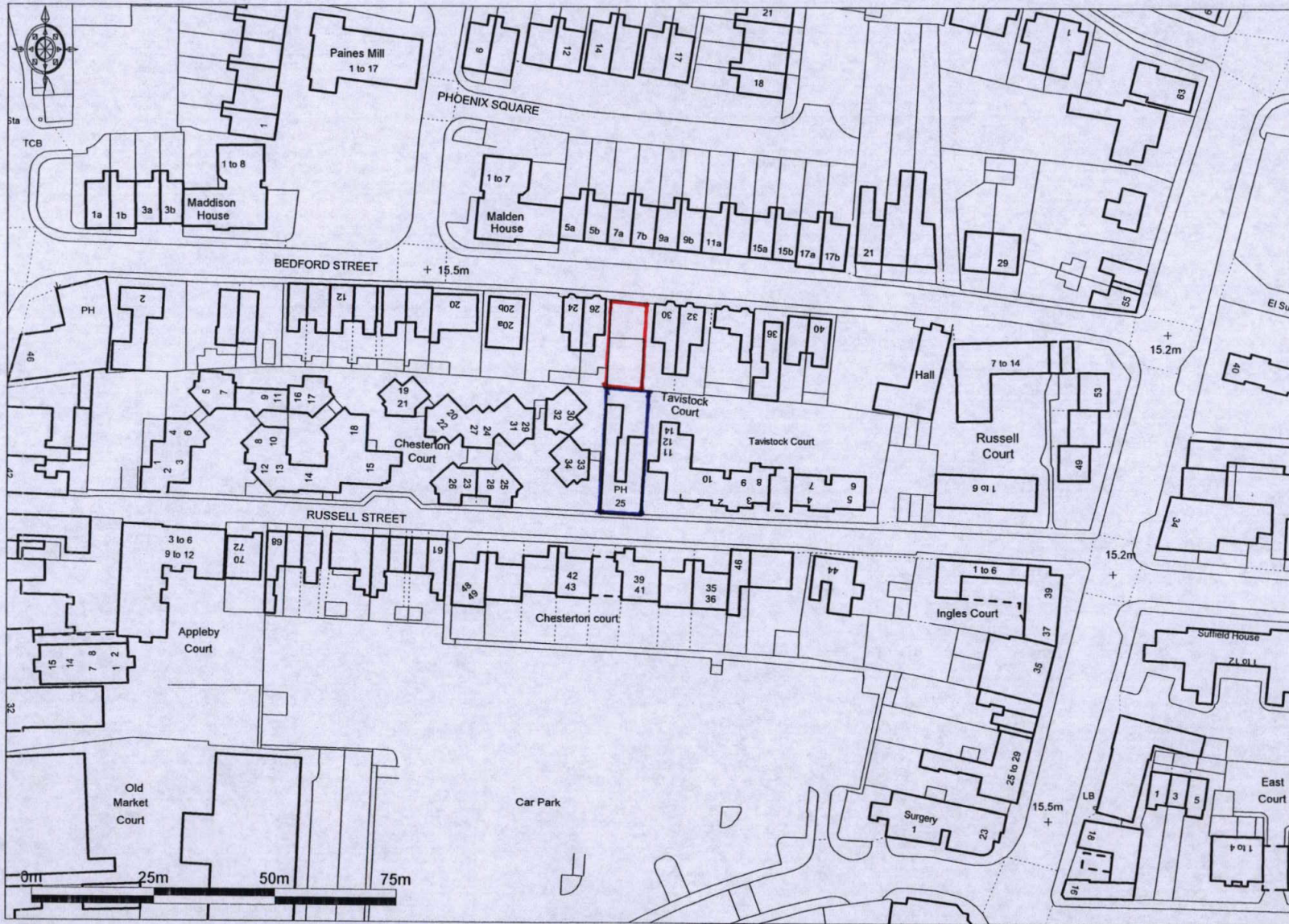
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Date Created: 26/10/2012

Application ref: 1201291FUL

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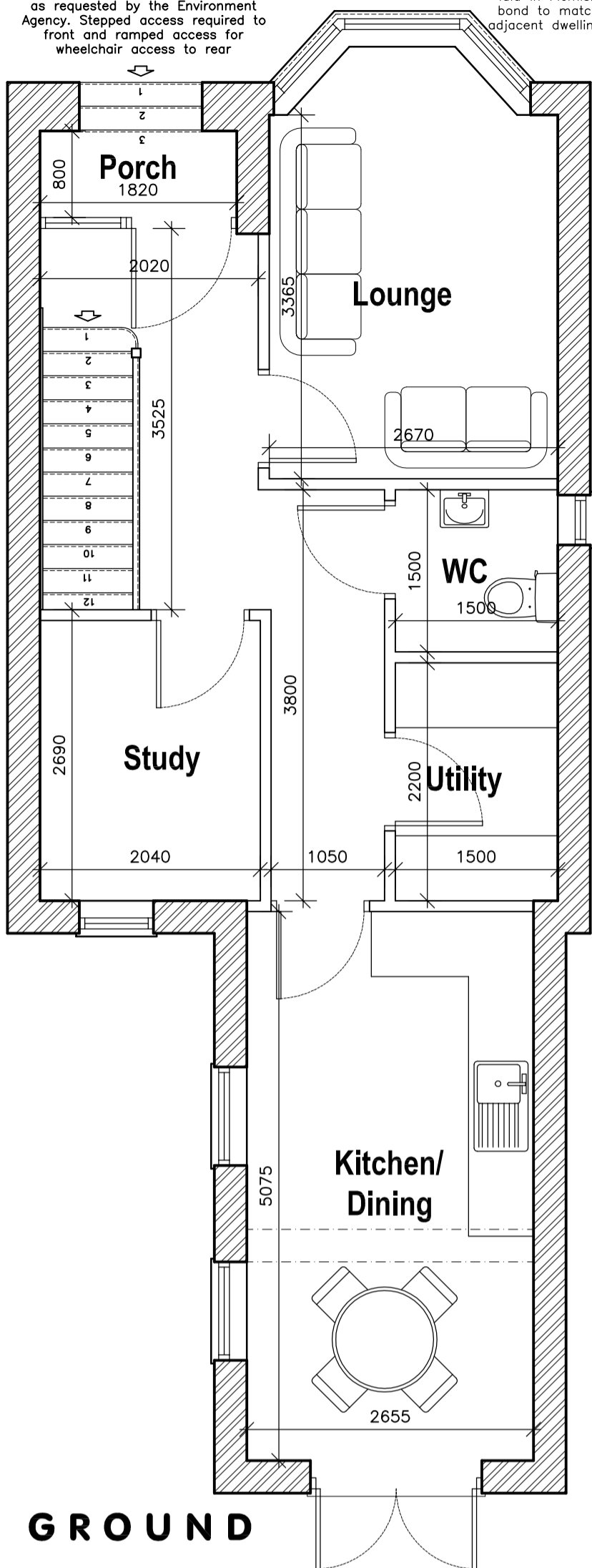




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Stepped access to raise FFL 500mm above footpath level. Proposed FFL to be at least 16.03m A.O.D. (100.33) as requested by the Environment Agency. Stepped access required to front and ramped access for wheelchair access to rear

Brickwork to be laid in Flemish bond to match adjacent dwellings

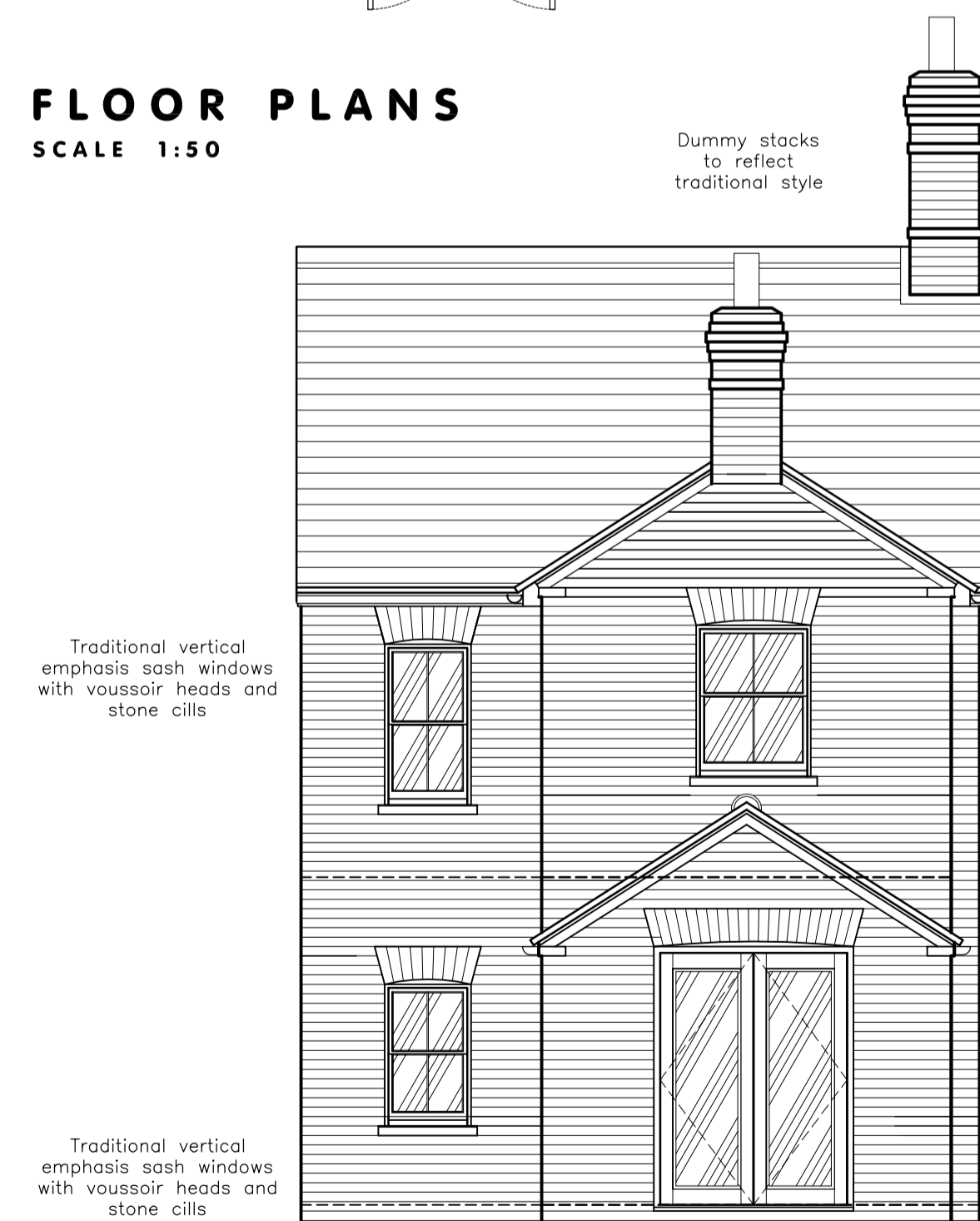


GROUND

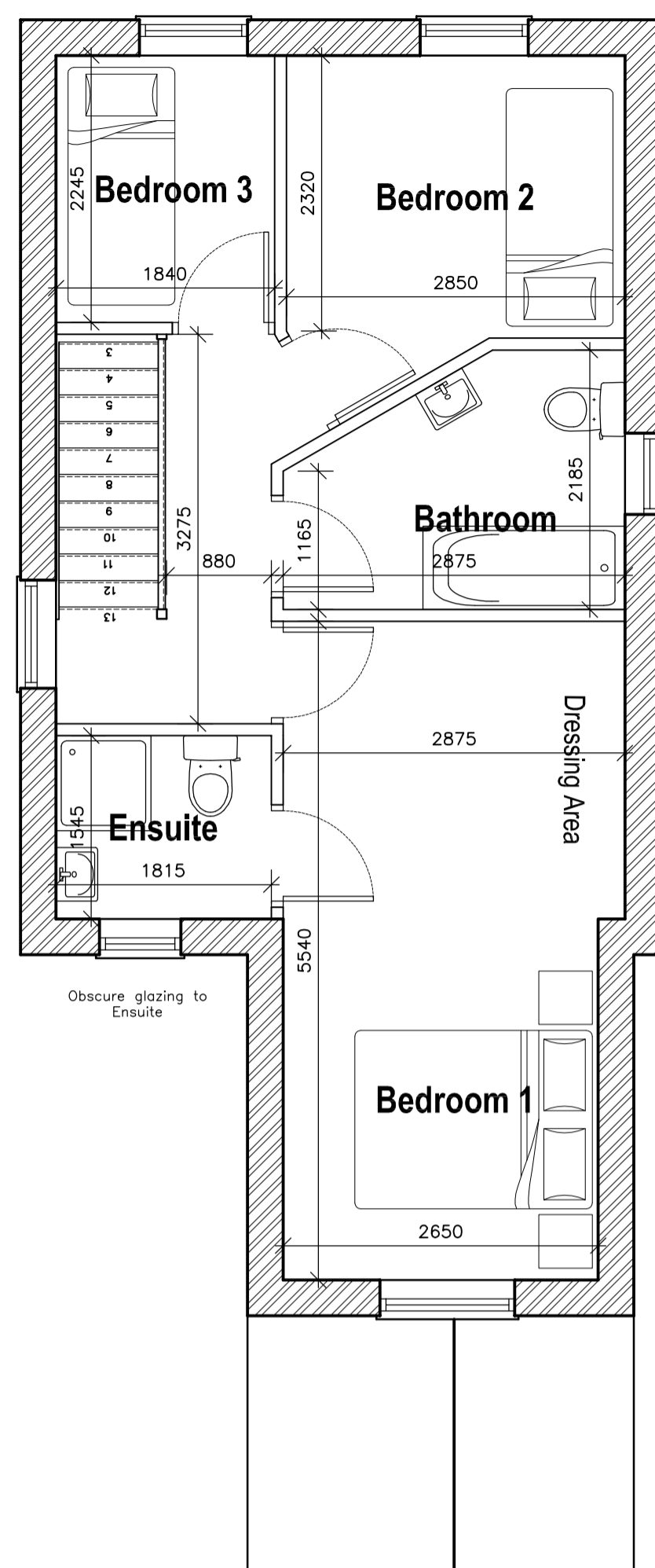
FIRST

FLOOR PLANS
SCALE 1:50

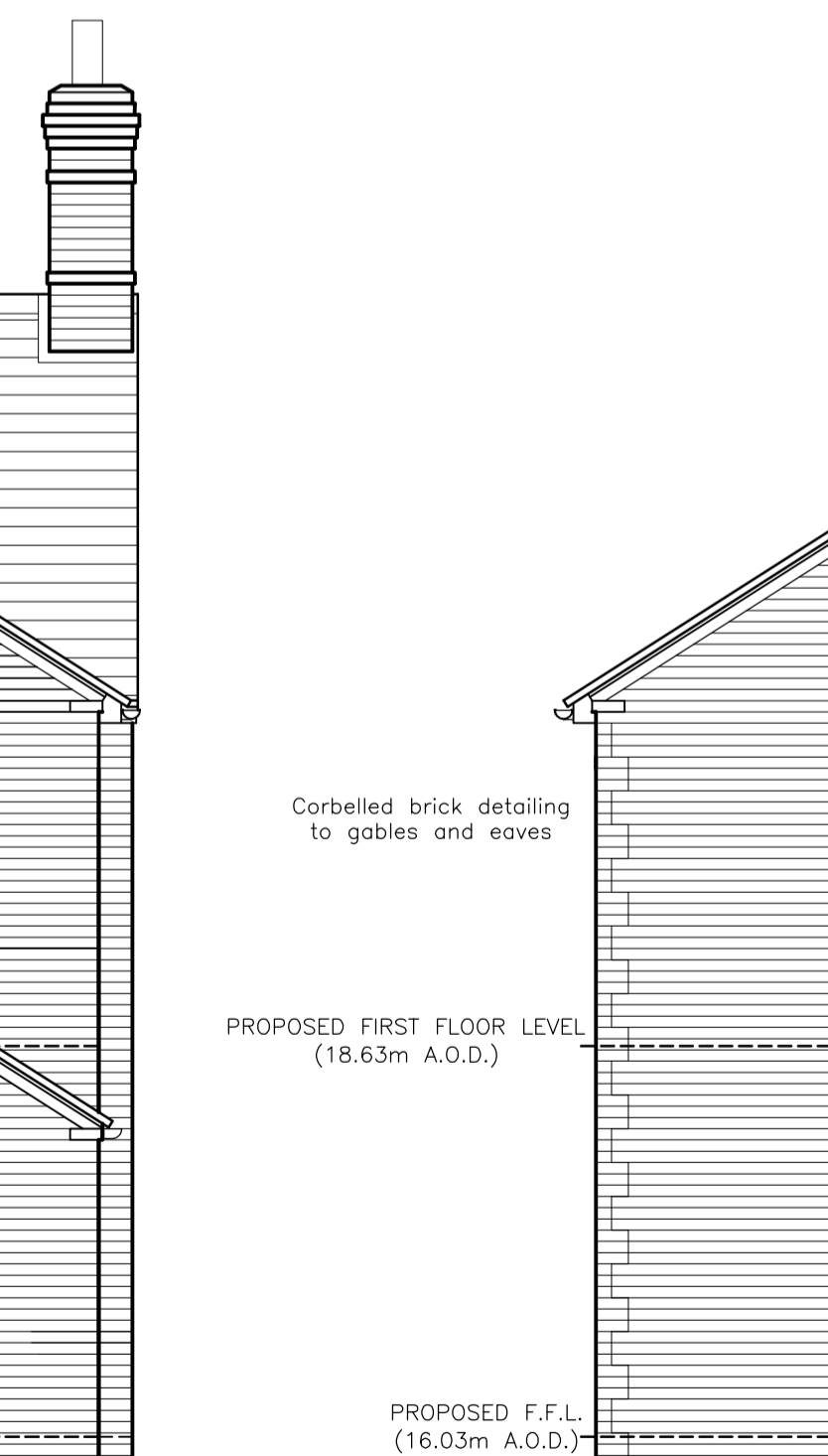
Dummy stacks to reflect traditional style



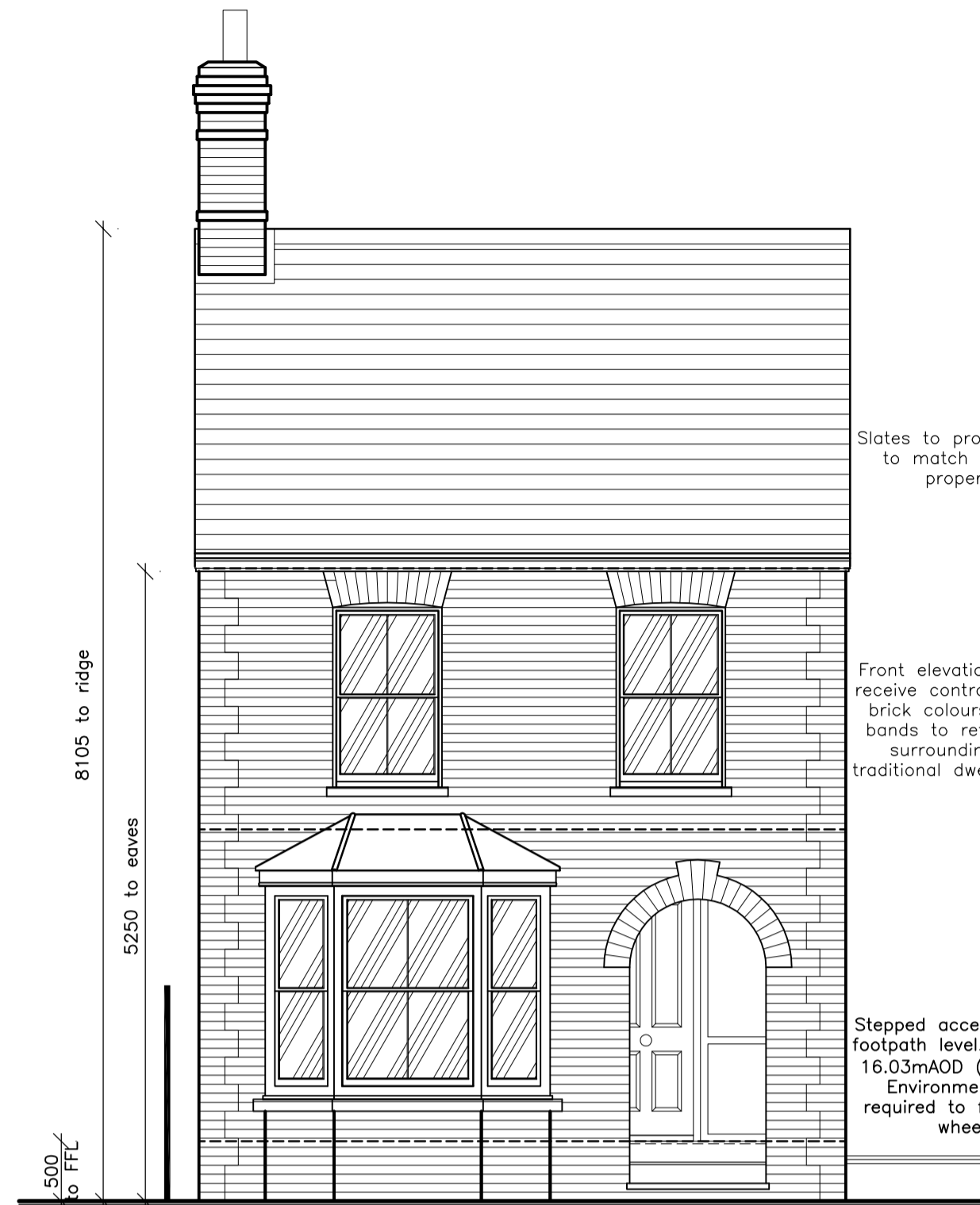
SOUTH/REAR
ELEVATIONS
SCALE 1:50



FIRST



WEST/SIDE



NORTH/FRONT
ELEVATIONS
SCALE 1:50



EAST/SIDE

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REVISION LETTER	DESCRIPTION	MADE BY	DATE
A	Additional Information added for formal planning application	AF	25/06/12
B	Additional dimensions added as requested by Huntingdonshire District Council	AF	16/08/12

500 to FFL

8105 to ridge

5250 to eaves

Slates to proposed roof to match adjacent properties

Front elevation to receive contrasting brick colours in bands to reflect surrounding traditional dwellings

Facing brick (gault brick) to be in Flemish bond to match adjacent properties

Stepped access to raise FFL 500mm above footpath level. Proposed FFL to be at least 16.03m A.O.D. (100.33) as requested by the Environment Agency. Stepped access required to front and ramped access for wheelchair access to rear

Fascia and soffit to eaves

Contrasting brick quoins to front corners of proposed property

PROPOSED F.F.L. (16.03m A.O.D.)
EXISTING FOOTPATH (15.5m A.O.D.)

8545 to ridge of rear projection



chartered architects | chartered architectural technologists
building engineers | designers | project managers
domestic energy assessors | party wall surveyors | access consultants

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CLIENT
GEORGE BATEMAN & SONS LTD.

PROJECT
PROPOSED NEW DWELLING
LORD JOHN RUSSELL PH
25 RUSSELL STREET
ST. NEOTS
HUNTINGDON
CAMBRIDGESHIRE PE19 1BA

TITLE
PROPOSED FLOOR PLANS
AND ELEVATIONS

SCALE
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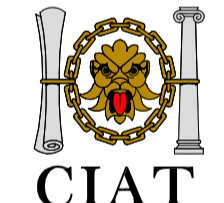
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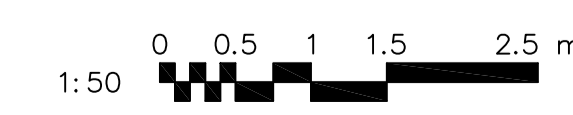
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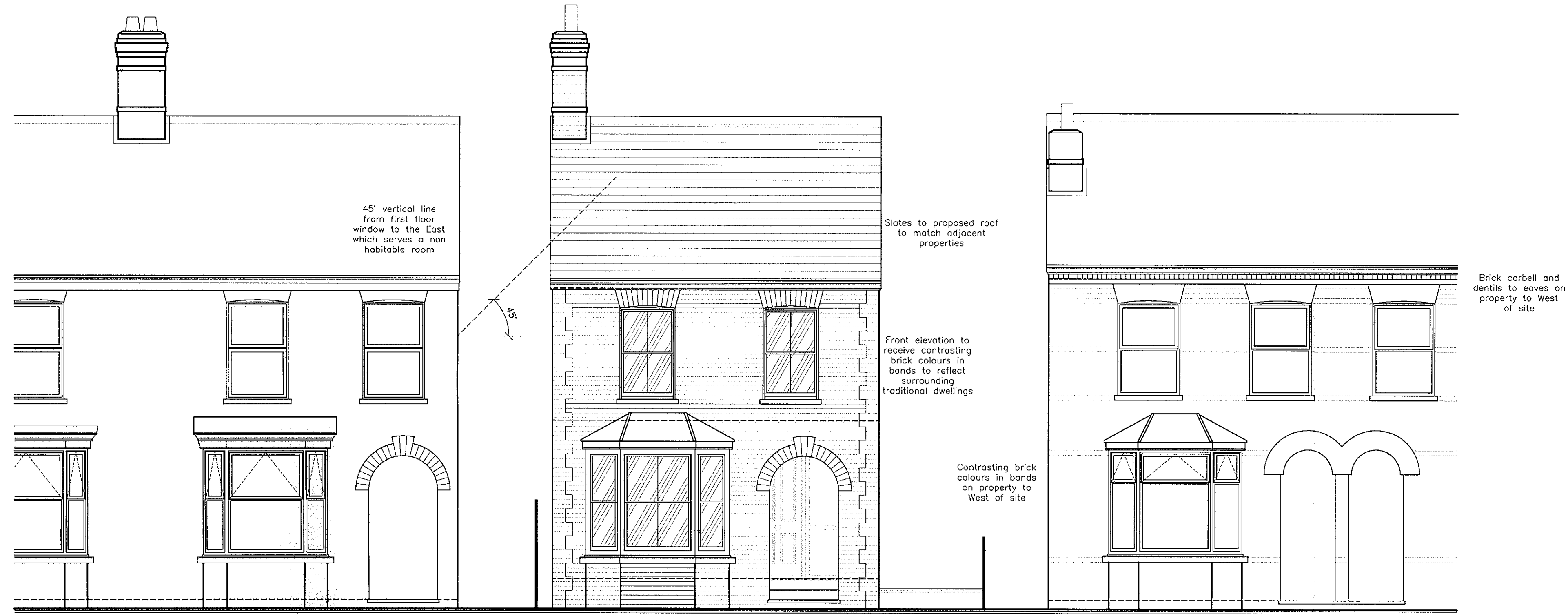


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REVISION LETTER	DESCRIPTION	MADE BY	DATE
A	Additional information added for formal planning application	AF	25/06/12



PROPOSED STREET SCENE
SCALE 1:50

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building engineers | designers | project managers
domestic energy assessors | party wall surveyors | access consultants

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PROJECT
PROPOSED NEW DWELLING
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TITLE
PROPOSED STREET SCENE

SCALE
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MARCH 2012

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