

**Case No:** 15/02039/FUL (FULL PLANNING APPLICATION)

**Proposal:** AMENDED SCHEME FOR DETACHED DWELLING ON LAND ADJACENT TO 19 LITTLECOTES CLOSE. SPALDWICK (PREVIOUS APPROVED SCHEME REFERENCE IS 1201357FUL)

**Location:** LAND AT 19 LITTLECOTES CLOSE  
**Applicant:** MR TOM ALLEN

**Grid Ref:** 512948 272902

**Date of Registration:** 13.11.2015

**Parish:** SPALDWICK

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**RECOMMENDATION - APPROVE**

**This application is reported to the Development Management Panel as Spaldwick Parish Council's recommendation for refusal is contrary to the officer's recommendation which is of approval.**

**1. DESCRIPTION OF SITE AND APPLICATION**

- 1.1 This site is located to the south west of No.19 Littlecotes Close and currently forms an open landscaped area. The surrounding residential area is characterised by dwellings that sit on reasonable sized plots with open front gardens. There is a mix of house types, including two storey dwellings and chalet bungalows, the historic buildings lay further to the west and south of the site.
- 1.2 The southern tip of the site is in the designated Conservation Area for Spaldwick. The site is also located in an area liable to flooding and in flood zone 3 on the Environment Agency's flood maps.
- 1.3 A planning application was approved by Members of the Development Management Panel (DMP) on the 21st January 2013 under planning ref: 12/01357/FUL and has now expired. This application seeks permission for a similar scheme as previously approved.
- 1.4 The new proposal seeks permission for a 1 ½ storey dwelling with a ridge height of approximately 6.9m high from finished floor level to ridge, as previously approved. The design and external appearance of the proposed dwelling remain mostly unchanged. The main changes from the previously approved scheme are:
  - \* The roof has a slightly higher hip
  - \* The single storey element has increased by 800mm
  - \* One dormer window has been added to the front to the front of building
  - \* The dormer windows are now proposed to be flat roofed
  - \* The bulk and mass of the building has been reduced, along with a reduced footprint.

\* A boundary fence is proposed to abut the footpath

## **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 Saved policies from the Huntingdonshire Local Plan (1995)
- En5: "Conservation Area Character"
  - En6: "Design standards in Conservation Areas"
  - En9: "Conservation Areas"
  - En11: "Archaeology"
  - En20: "Landscaping Scheme"
  - En25: "General Design Criteria"
  - H31: "Residential privacy and amenity standards"
  - H32: "Sub-division of large curtilages"
  - H33: "Sub-division of large curtilages affecting protected buildings or features"
  - CS9: "Flood water management"
  - T18: "Access requirements for new development"
- 3.2 Huntingdonshire Local Plan Alterations (2002)
- HL5: Good design and layout
- 3.3 Adopted Huntingdonshire Local Development Framework Core Strategy (2009)
- CS1: "Sustainable development in Huntingdonshire"
  - CS3: "The settlement hierarchy"
  - CS10: "Contributions to Infrastructure Requirements"
- 3.4 Draft Huntingdonshire Local Plan to 2036: Stage 3 (2013)
- Policy LP 1: 'Strategy and principles for development'
  - Policy LP 6: 'Flood'
  - Policy LP 10 'Settlement'
  - Policy LP 11: 'The relationship between the built up area and the countryside'
  - Policy LP 13: 'Quality of Design'
  - Policy LP 15: 'Ensuring a High Standard of Amenity'

- Policy LP 18: 'Parking Provision'
- Policy LP 26: 'Homes in the Countryside'
- Policy LP 29: 'Trees, Woodland and Related Features'
- Policy LP 31: 'Heritage Assets and their Settings'

- 3.5 Supplementary Planning Guidance/Documents:
- Huntingdonshire Design Guide (2007)

Local policies are viewable at <https://www.huntingdonshire.gov.uk>

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> Follow links Planning, Building and Environment, Planning, Planning Information and Guidance, Planning Guidance and Advice and then Creating and Better Place to Live

#### 4. PLANNING HISTORY

**120767FUL** – Erection of a two storey detached dwelling and garden - application was withdrawn on the 3.7.12.

**1201357FUL** – Erection of a 1 ½ storey dwelling amended scheme - approved by committee on the 21st January 2013.

#### 5. CONSULTATIONS

- 5.1 **Spaldwick Parish Council** recommends the development is refused (COPY ATTACHED) - the scheme no longer indicates a hipped roof will be used; therefore concerns are raised about the bulk and massing.

The scheme has been amended in the life of this application to re-introduce the hipped roof. No comments have been received from Spaldwick Parish Council in relation to the latest round of consultations. Notwithstanding it is considered the amended scheme, which indicates the use of a hipped roof, has addressed the concerns raised by the Parish Council.

- 5.2 **County Archaeology** – No objection, subject to a condition being imposed to ensure investigations take place prior to the development commencing.

*Officer response – A condition is recommended accordingly*

- 5.3 **Environment Agency** – No objection, subject to a condition being imposed ensuring the floor levels are set in accordance with the FRA date May 2012.

*Officer response – A condition is recommended accordingly*

- 5.4 **Alconbury and Ellington Drainage Board** – No objection to the scheme.

- 5.5 **Cambridgeshire County Highways Authority** – No objections to the scheme, subject to a condition that makes provision for the new access.

*Officer response – A condition is recommended accordingly*

## **6. REPRESENTATIONS**

- 6.1 14 properties were consulted about the application. 3 letters of objection have been received raising the following concerns:
- Closer to footpath – overbearing
  - Boundary treatments not in keeping with the open plan arrangement
  - A dwelling here is out of context with developments
  - Harmful to heritage assets
  - Plot size is small – overcrowded forms of development
  - On street parking
  - Materials are not in keeping
  - Privacy issues

- 6.2 No comments have been received from local residents in response to the most recent round of consultations on the amended scheme.

*Officer response -The officer response to the concerns raised can be found in the relevant paragraph in the main body of the report.*

## **7. ASSESSMENT**

- 7.1 The main issues in this case are:

- \* the principle of the development
- \* the effect of the development on the character and appearance of the site and the Conservation Area in general
- \* the impact upon the settings of the adjacent Listed Buildings
- \* flooding
- \* impact on neighbour amenities
- \* highways safety

### **SUMMARY OF ISSUES**

- 7.2 The main issues to consider here are the principle of the development and whether the design is appropriate for this part of the village and designated Conservation Area. Neighbour amenity and flood risk will also be considered.

#### **The principle of the development:**

- 7.3 The current settlement policy in the Huntingdonshire Core Strategy under Policy CS3 defines Spaldwick as a smaller settlement where the principle of infill proposals within the built framework of the village is accepted. This is also reflected in the Huntingdonshire Local Plan – 2036 under planning Policy LP 10 which states that “sustainable development proposals located within the built-up area of a small settlement will be assessed on individual merit taking into account whether they are in accordance with policies of this Plan”.
- 7.4 The application under planning ref: 12/01357/FUL made full consideration of the settlement policies as set out above, and

Members are reminded that the principle of the development of this site has been accepted in the approval of the previous scheme under planning ref: 12/01357/FUL, which is a material consideration in this case, albeit that this application has now expired.

- 7.5 Whilst the principle of the development may be accepted by the settlement planning policies, and the previous application as stated above, the application will still need to be assessed against other policies in the Development Plan.

**Design and impact upon the character and appearance of the area and the adjacent Conservation Area:**

- 7.6 The site is located in a residential area on the south eastern side of a cul-de-sac, and at the edge of the designated Conservation Area for Spaldwick. Policy LP31 seeks to preserve and enhance the distinctiveness and character of the districts historic environment. The supporting text to Policy En9 of the Huntingdonshire Local Plan 1995 states that not all land should be built on and states that development that impairs views into and out of the Conservation should not be allowed. This site is located on the edge of the Conservation Area and not viewed as part of the historic character, due to the relatively new development area it sits within. It is acknowledged that the site can be viewed from the Conservation Area, however, it is not considered to harm the views in and out of it. The building has been set back further from the footpath than the corner of No. 19, albeit orientated facing the street. The principle of building on this land, in terms of the appearance and the continued preservation of the historic interest and character of the area, is accepted.
- 7.7 The application proposes a one and half storey dwelling with flat roof dormer windows. As the site is located in an area where there is a mixture of houses, the design of the new proposed dwelling will sit appropriately within this varied group.
- 7.8 The scheme has been amended to provide sufficient space to the front of the new dwelling to accommodate a good landscaping scheme to soften the frontage of the new curtilage. The new domestic curtilage will be of a scale consistent with other residential plots in the area. The loss of this open space is not considered to harm the character and setting of the area bearing in mind the opportunities for a good quality landscaping scheme to the front of the building. It is however considered necessary to remove permitted development rights so that any future extensions would require an application (and thereby enable the Local Planning Authority to ensure that this continues to be the case in the future), and also to require approval of the position of boundary treatments and prohibit the erection of boundary treatments forward of the approved boundary treatments in the future.
- 7.9 The proposal will not cause undue harm to the character and appearance of the immediate setting or the wider views of the site from the Conservation Area. Therefore, the proposal is in compliance with Policies En5, En6, En9, En20, En25, H32 and H33 of the Huntingdonshire Local Plan, Policies LP13 and LP29 of the Local Plan – 2036.

**Neighbour amenity:**

- 7.10 The relevant policies in the development plan that seek to safeguard the living conditions of local residents, and the policies advise that development proposals should not give rise to undue overshadowing, i.e. loss of light, loss of privacy or be overbearing in nature. Policy LP15 of the Local Plan – 2036 also considers neighbour amenity, and the text found within the policy expects development proposals to consider the existing and future users of the development.
- 7.11 The comments received with regard to the development being out of keeping, inappropriate in scale and appearing cramped have been assessed in the preceding paragraphs, as have the issues raised about landscaping.
- 7.12 The highway related issues have been considered by the County Highways engineer and can be found under the Highways heading below.
- 7.13 The amenity issues raised from the local residents regarding the loss of views, privacy and the new building being overbearing have been fully considered. In the first instance, the amended scheme broadly reflects the plans as approved.
- 7.14 The new building will sit approximately 17 metres away from the dwelling opposite with the highway in between. This space is considered sufficient to protect the neighbours from undue harm with regard to the building being overbearing or indeed from overlooking and privacy issues.
- 7.15 Whilst the loss of outlook is a material consideration, this has been given limited weight in this case due to the existing built form in the area and the separation distance between the dwellings.
- 7.16 The development of this site is not considered too seriously harm the amenities of the neighbouring properties and therefore accords with Policy H31 of the Huntingdonshire Local Plan 1995, Policy 15 of the Local Plan – 2036.

**Highways:**

- 7.17 The County Highways engineer has considered the application. As with the previous application no objection has been raised to the parking and turning layout, as this is a similar arrangement to those that exist in the area. A condition should be imposed to ensure the access is carried out to Cambridgeshire County Highways specification.

**Flood issues:**

- 7.18 The site is located in flood zone 3 of the Environment Agencies flood map. Notwithstanding the comments received from Environment Agency it is confirmed that the site lays in the 1 to 1000 year District Council's Strategic Flood Risk Assessment Maps.
- 7.19 Having considered the Flood Risk Assessment prepared in May 2012 the Environment Agency has not objected to the scheme.

Notwithstanding the above, should planning permission be granted a condition will be attached to the decision notice with regard to finished floor levels of the new dwelling

**Archaeology:**

- 7.20 The records held at the County indicate that the site lies in an area of high archaeological potential, situated directly opposite an area of Saxon settlement (Historic Environment Record reference MCB14594). In the mid 1990's two late Saxon/early Norman structures were uncovered consisting of beam slots and enclosures (ECB1536). They are suspected to follow the line of the Bishops Palace dating from c. 12th century. The village was believed to be heavily remodelled during this period.
- 7.21 Whilst there is no objection to the scheme, a condition will be imposed on the decision notice to ensure a programme of archaeological work has been secured to safeguard record and preserve any archaeological interest at the site.

**Conclusion:**

- 7.22 The loss of this open space that sits adjacent to the Conservation Area is not considered to harm the character and appearance of the site or the wider area;
- 7.23 The new dwelling is not considered to cause undue to harm to the amenities of the neighbouring properties due to the separation distance between the properties;
- 7.24 The flood related issues can be overcome and controlled by condition;
- 7.25 No objections are raised from a highway safety perspective.
- 7.26 Having regard to applicable national and local planning policies, and having taken all relevant consideration into account, it is recommended that planning permission should be approved in this instance.

- 8. RECOMMENDATION - APPROVAL** subject to conditions to include the following

- \* Time limit
- \* In accordance with plans submitted
- \* Materials to be submitted
- \* Finished Floor Levels and in accordance with FRA
- \* PD removal
- \* Position type and colour of boundary treatments to be agreed
- \* Archaeology investigations

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.

**CONTACT OFFICER:**

Enquiries about this report to **Linda Walker Development Management  
Officer 01480 388411**



## Huntingdonshire DC Public Access

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**From:** David Stowell [REDACTED]  
**Sent:** 21 December 2015 15:05  
**To:** DevelopmentControl  
**Subject:** Planning Application 15/02039/FUL

Application Number 15/02039/FUL

Proposal: Amended scheme for detached dwelling on land adjacent to 19 Littlecotes Close, Spaldwick. (Previous approved scheme reference is 1201357FUL)

Location: Land at 19 Littlecotes Close, Spaldwick

Observations of Spaldwick Parish Council:

1. The previous scheme 1201357FUL is believed to have been 'withdrawn', not 'approved'.
2. Spaldwick Parish Council notes that the floor area has been reduced in size but the front elevation is more massive due to the change from a hipped roof. Refusal is therefore recommended on the grounds that the proposed dwelling will appear too bulky on this small site.

F D Stowell  
Clerk to Spaldwick Parish Council  
21 December 2015

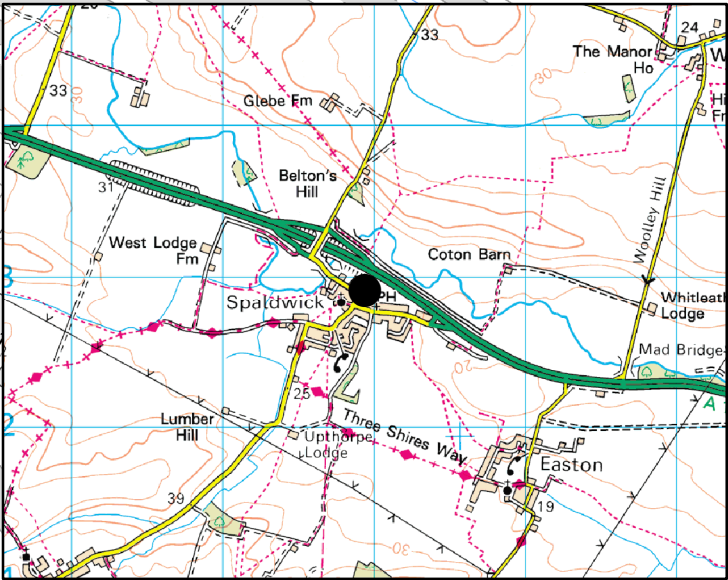
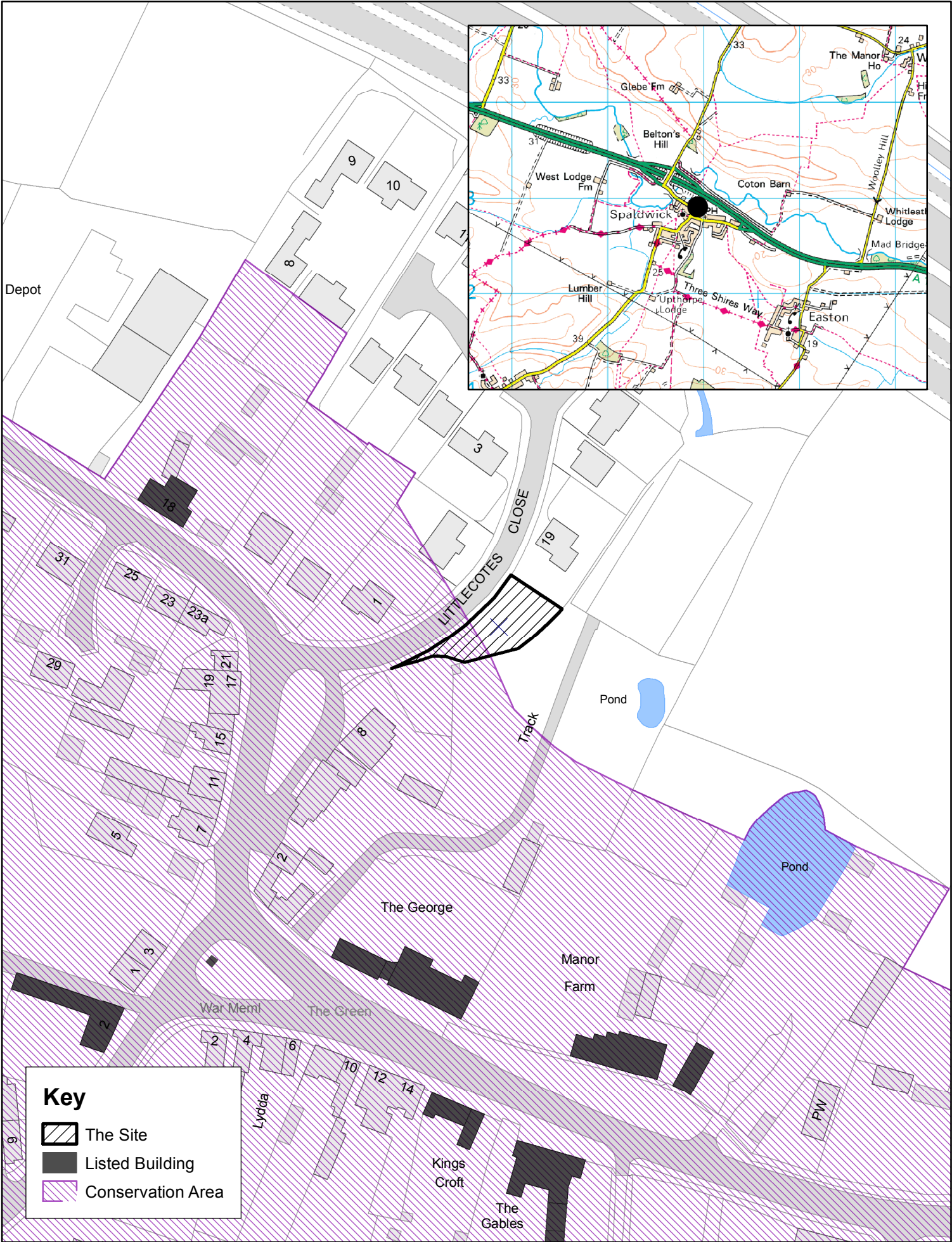
# Development Management Panel



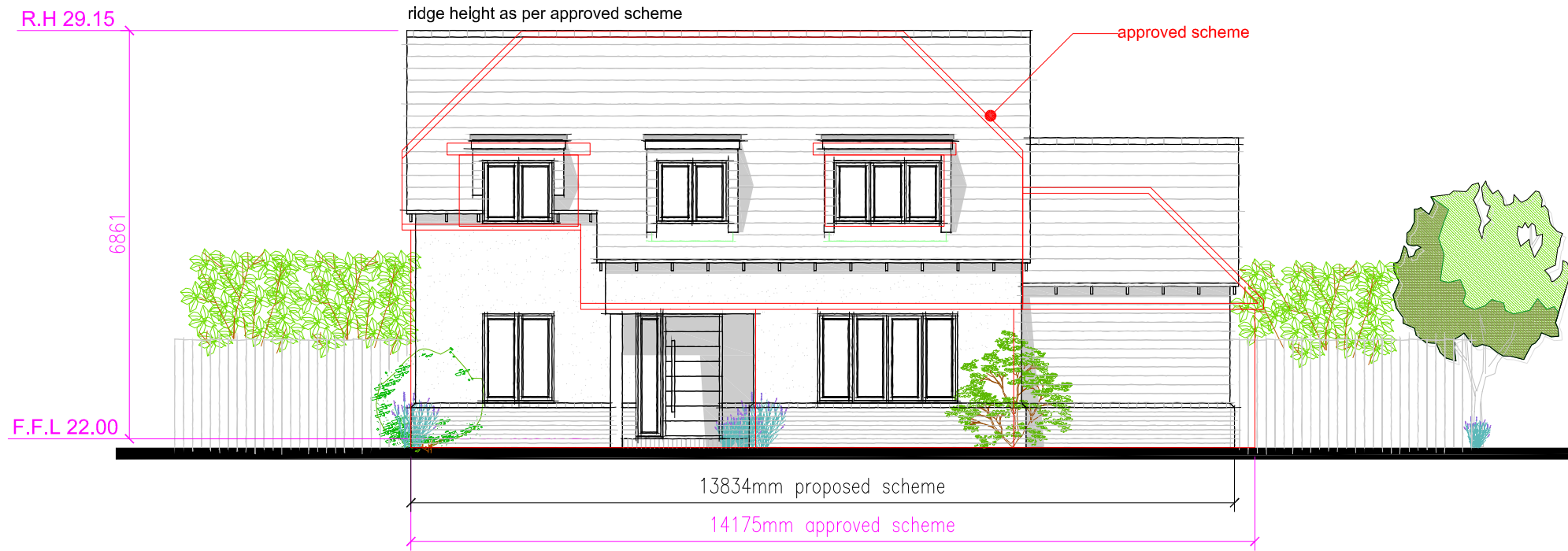
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Application Ref: 15/02039/FUL  
Location:Spaldwick

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Ordnance Survey HDC 100022322







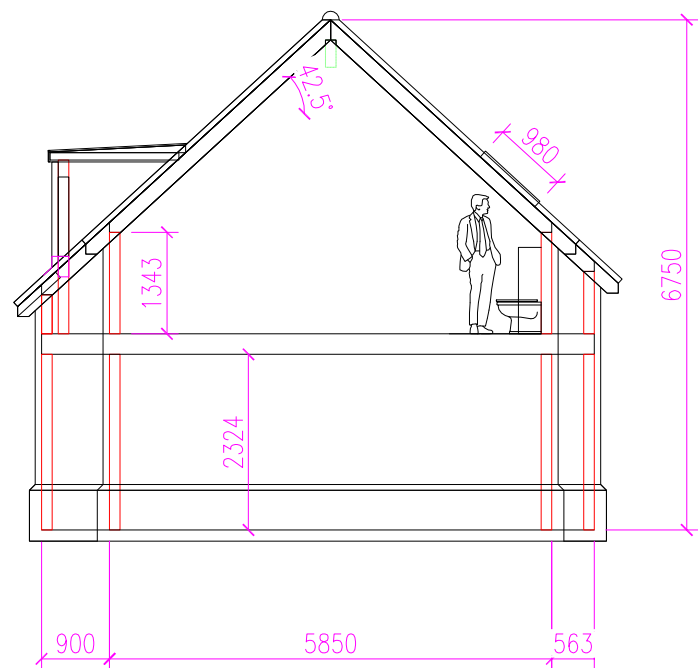
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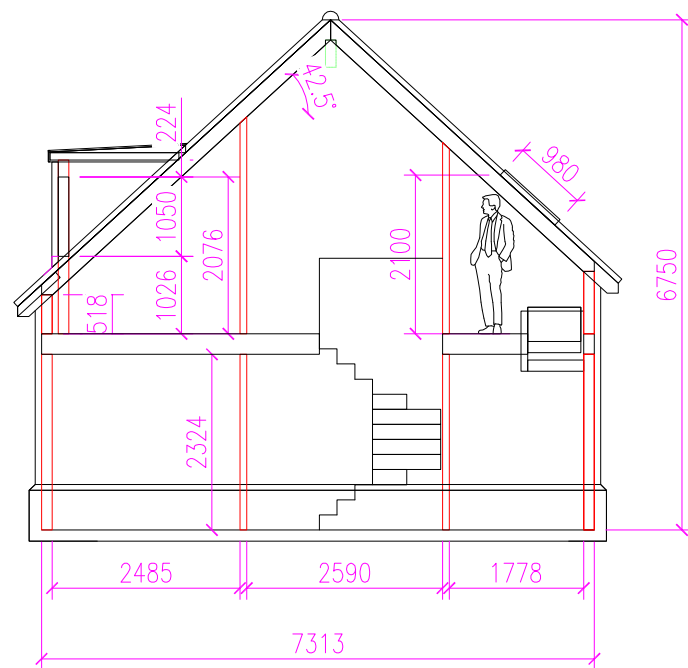
Side elevation



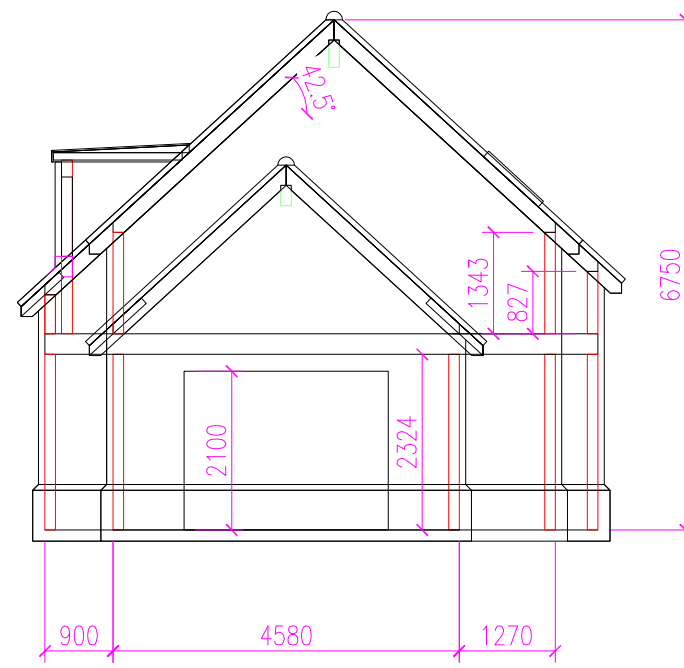
Proposed rear elevation



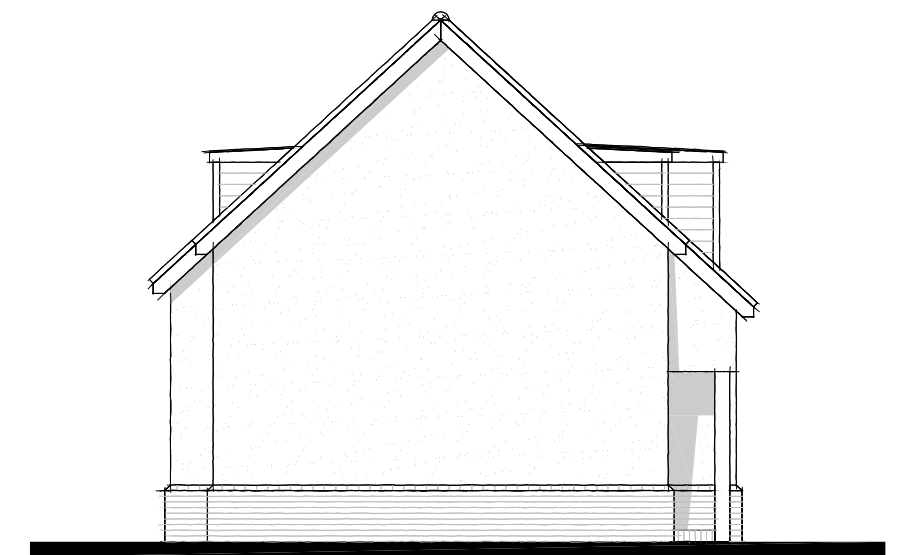
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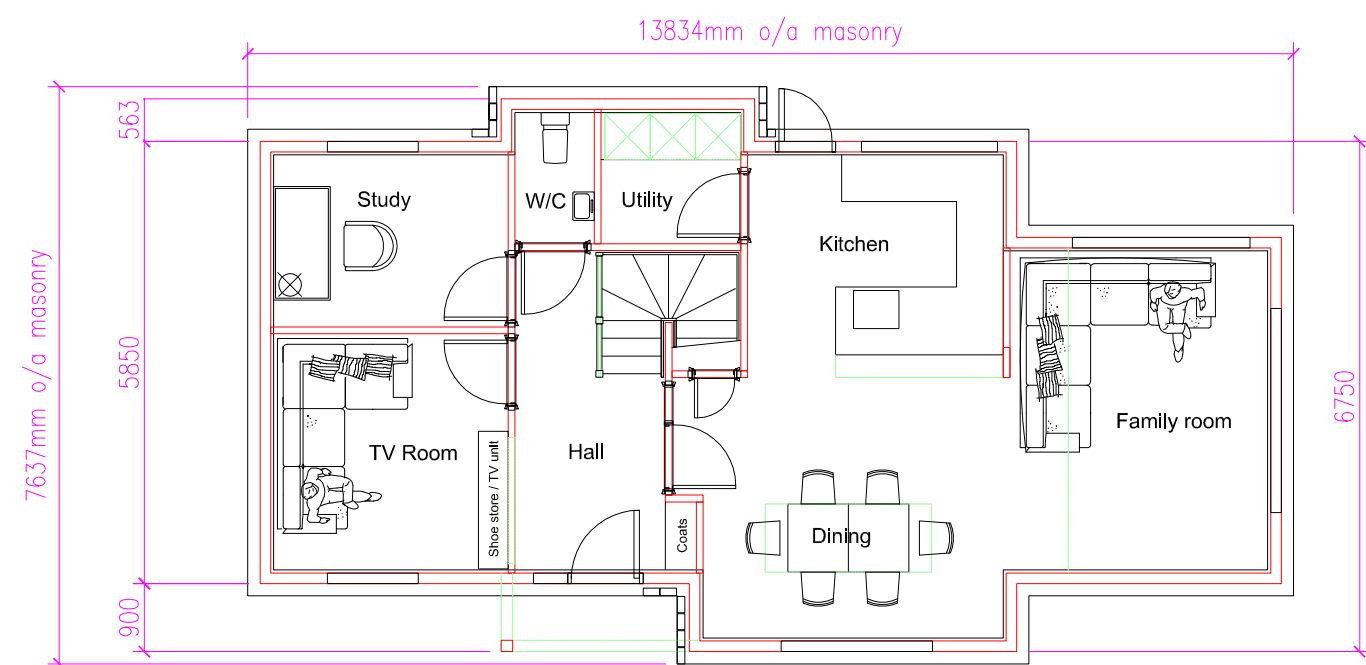
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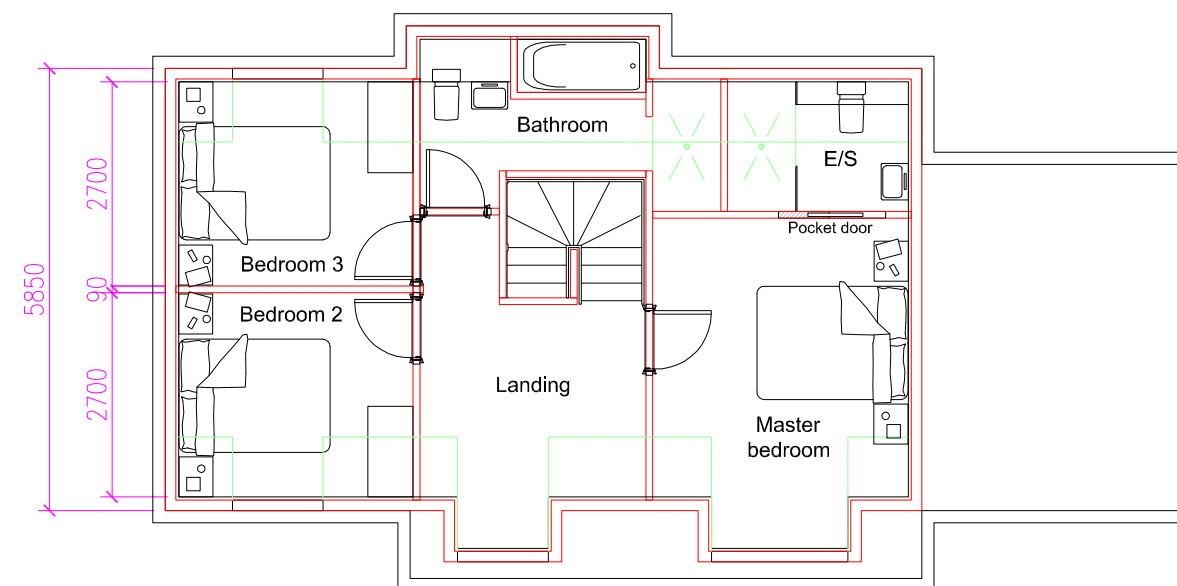
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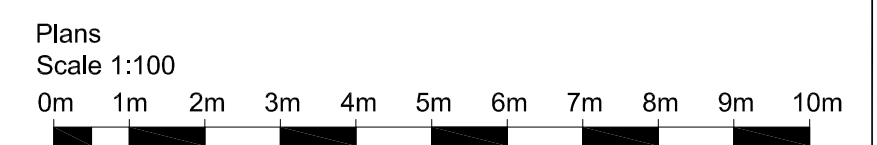
Side elevation



ground floor  
external floor area 87m2  
approved scheme = 97m2 (10% larger than proposed)

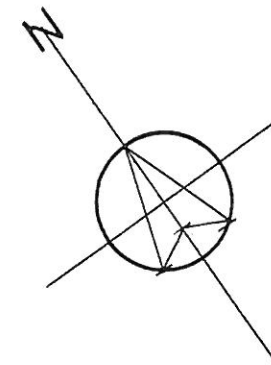
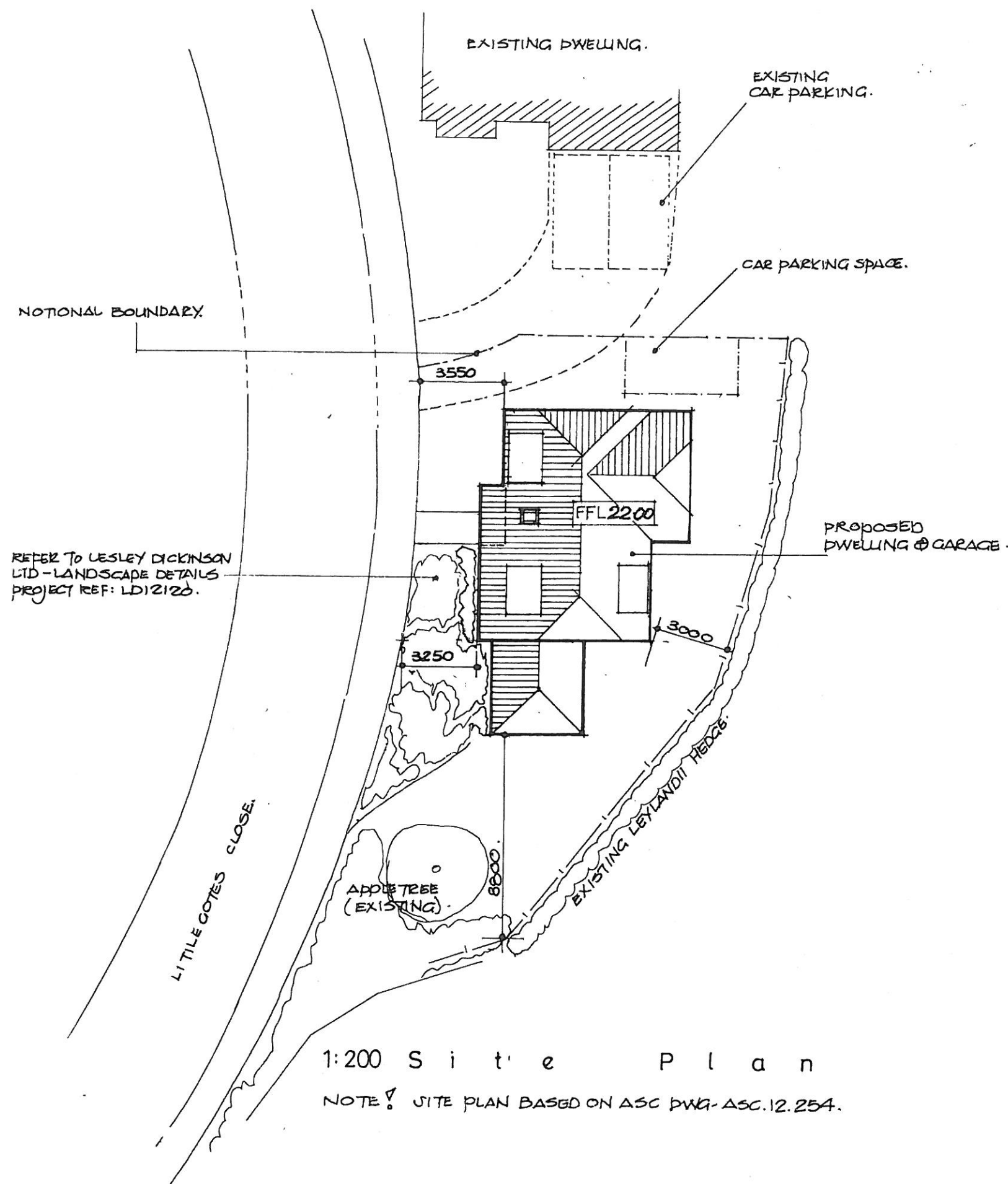


first floor



Drawing title:	Plans, elevations and sections	
Drawing number:	P01	
Scale:	1:100	
Paper size	A2	
Project name:	Godbold	
Project address:	Littlecotes Close, Spaldwick	

**GREEN PAPERS FOLLOW**



REV. A - 26-10-12. DWG AMENDED FOLLOWING CONSULTATION WITH L.A. PLANNING DEPT.

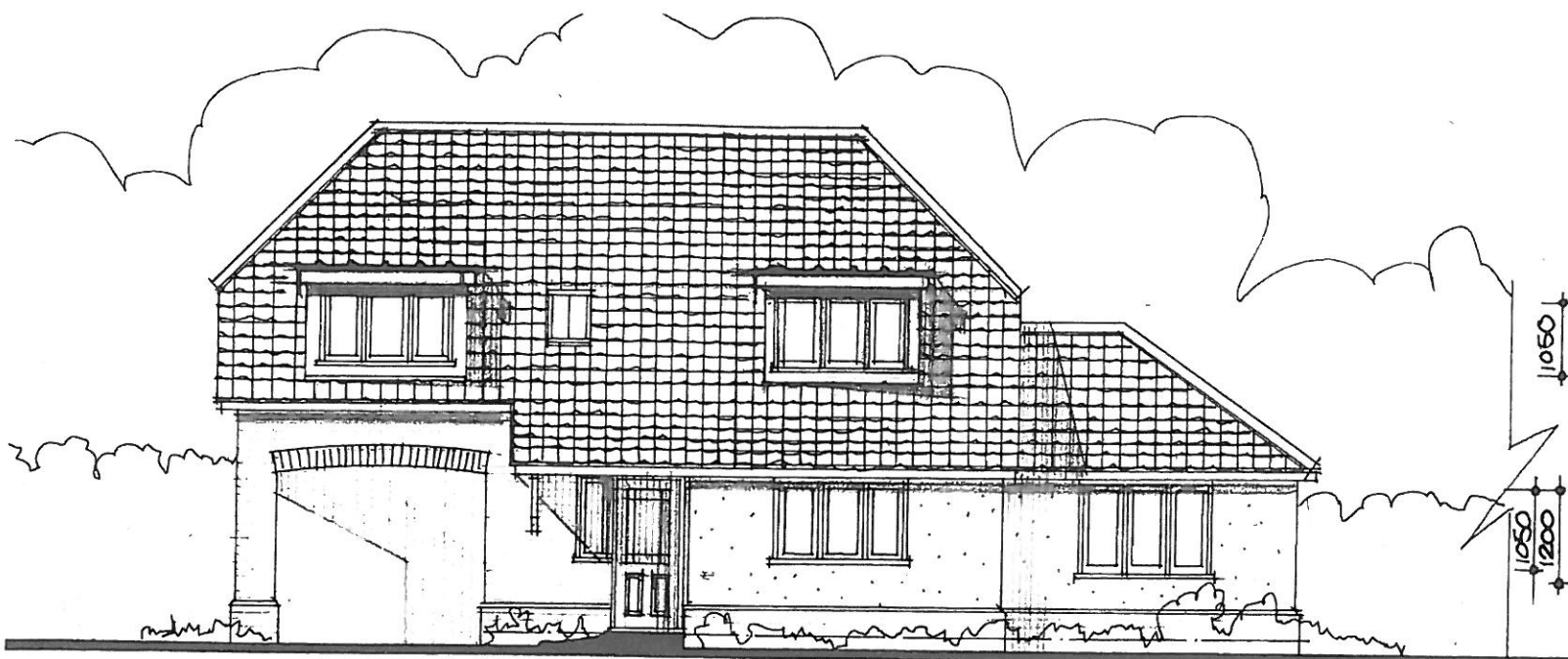
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PROPOSED DWELLING ON LAND  
ADJACENT 19 LITTLE COTES CLOSE,  
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CLIENT  
MR M. BUCKLE.  
DRAWING TITLE:  
SITE / ROOF PLAN

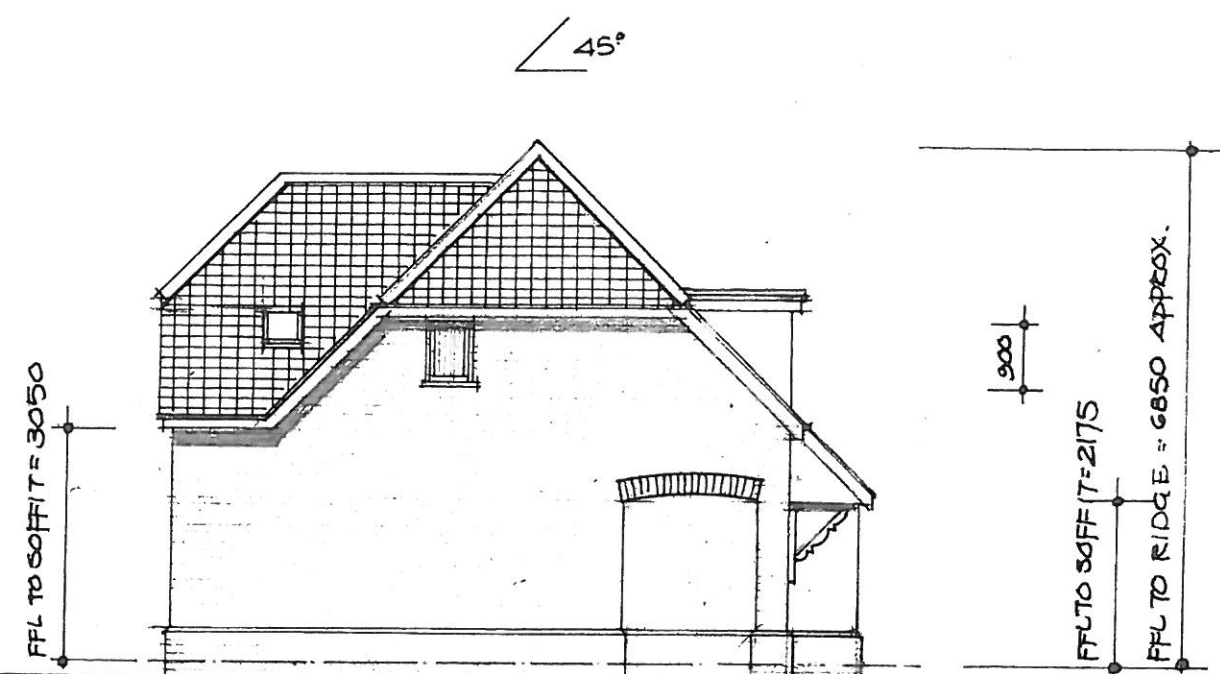
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DATE:  
AUGUST 2012.  
SCALE:  
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DWG NO  
WD/2485/16 REV. A

**ROSSIN ASSOCIATES**  
DESIGN & BUILDING CONSULTANTS  
OUSE VALLEY HOUSE, STATION ROAD  
ST. IVES PE27 5BH  
TEL. (01480) 467647 FAX. 301131



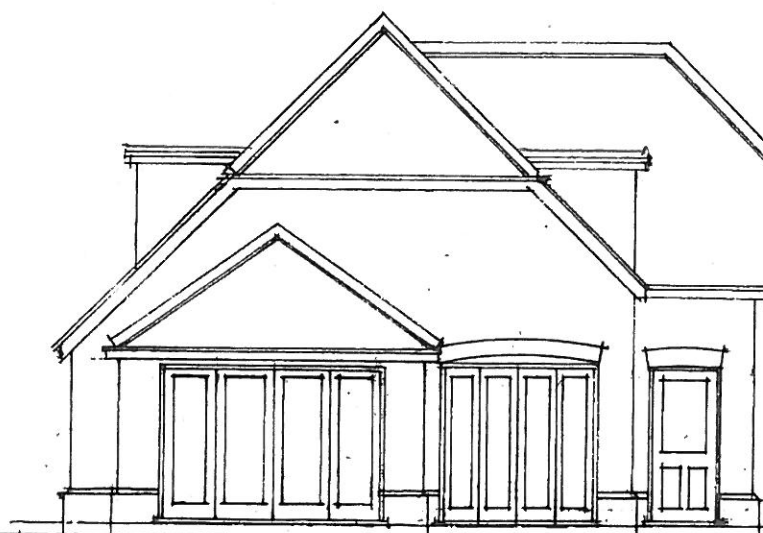
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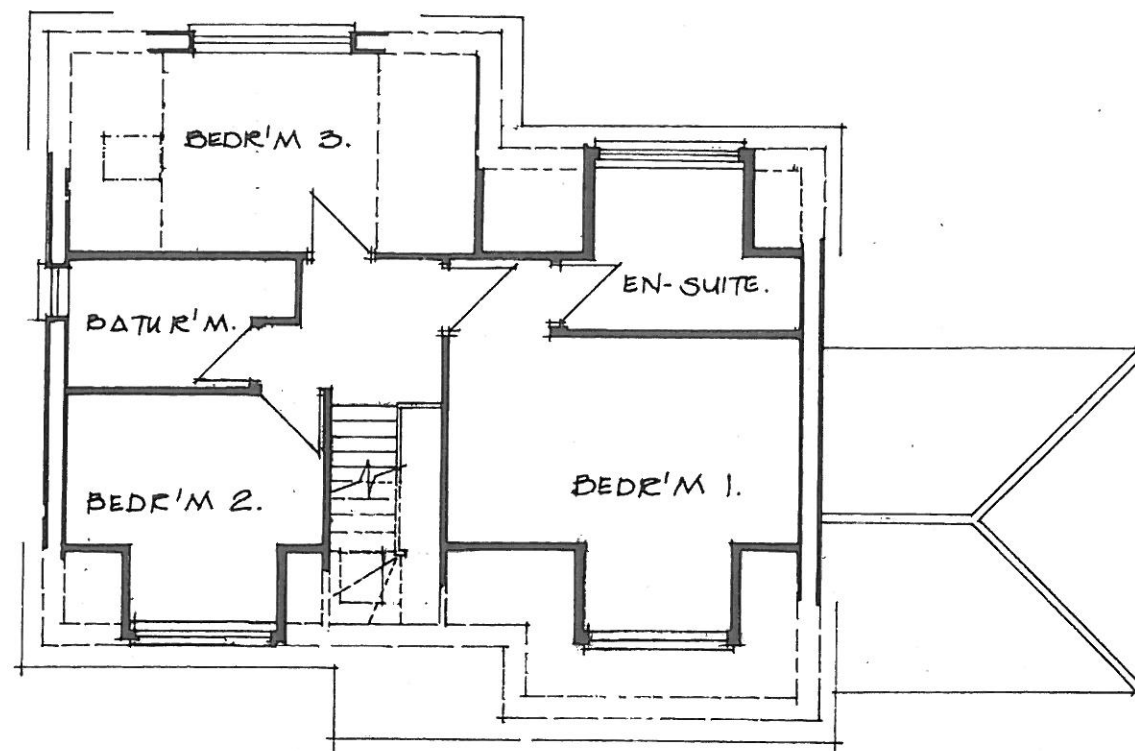
NOTE!  
ALL EXTERNAL MATERIALS/  
FINISHES TO BE AGREED WITH  
L.A. PLANNING DEPT.

REV. A-26-10-12 DWG AMENDED FOLLOWING  
CONSULTATION WITH L.A. PLANNING DEPT.

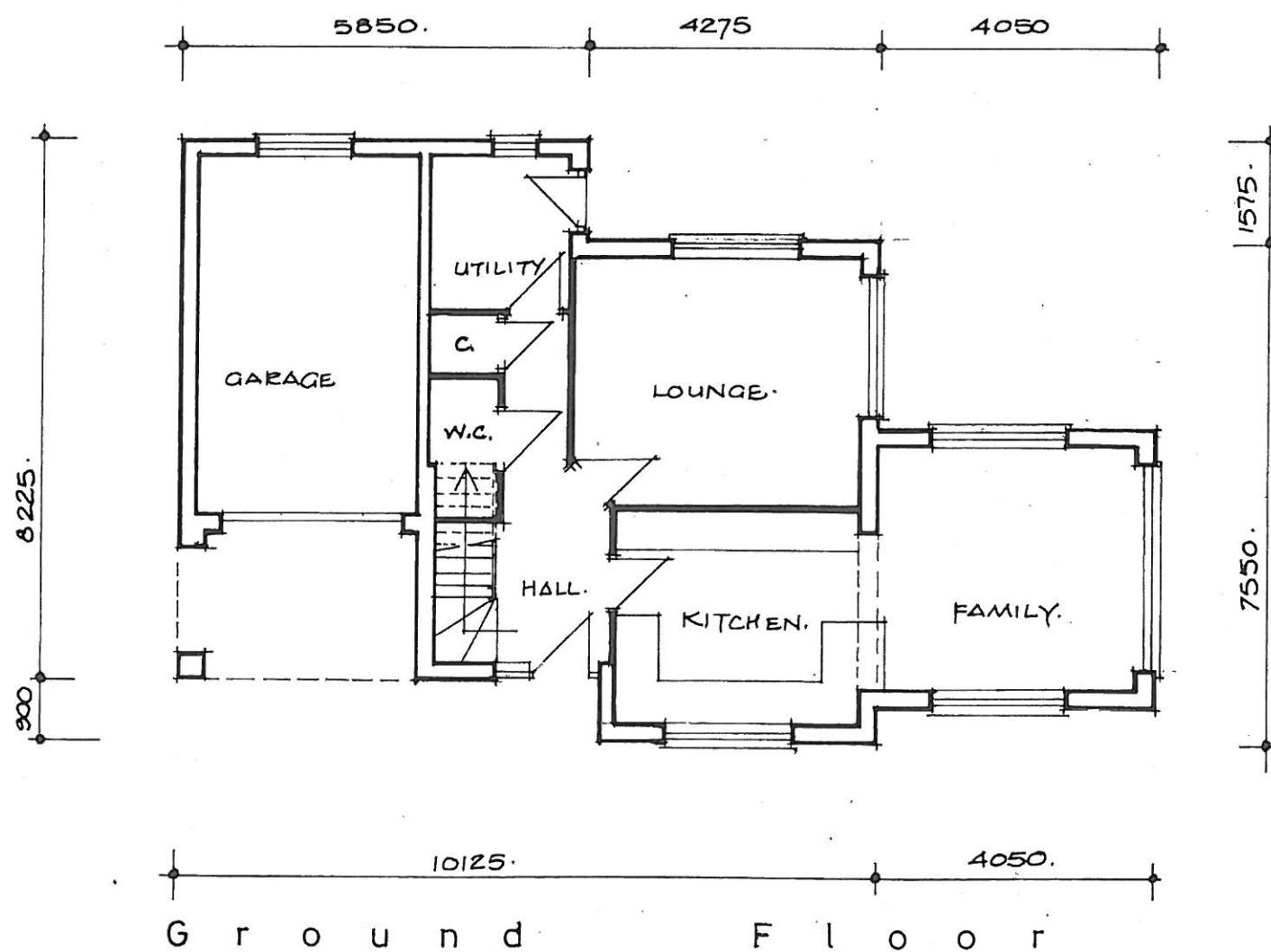
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PROPOSED DWELLING ON LAND  
ADJACENT 19 LITTLE COTES CLOSE,  
UPALDWICK, CAMBS PE28 0UL.  
CLIENT:  
MR M. BUCKLE.  
DRAWING TITLE:  
ELEVATIONS AS PROPOSED  
JOB No.  
2485  
DATE  
AUGUST 2012.

SCALE:  
1:100.  
DRAWING No  
WD/2485/15 REV. A.

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F i r s t F l o o r



G r o u n d F l o o r

REV. A. - 26-10-12 - DWG AMENDED FOLLOWING  
CONSULTATION WITH L.A. PLANNING DEPT.

PROJECT:  
PROPOSED DWELLING ON LAND  
ADJACENT 19 LITTLE COTES CLOSE,  
SPALDWICK, CAMBS PE 28 OUL.

CLIENT:  
MR M BUCKLE.

DRAWING TITLE:  
PLANS AS PROPOSED.

JOB N°  
2485

DATE:  
OCTOBER 2012.

SCALE:  
1:100

DRWG N°  
WD/2485/14. REV. A

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