**Application Number: 1001101FUL**

**TOWN & COUNTRY PLANNING ACT, 1990**

**PLANNING PERMISSION**

**Aragon Homes Ltd**
**c/o Fitch Butterfield Associates**
**7 High Street**
**St Neots**
**Cambridgeshire**
**PE19 1BU**

Huntingdonshire District Council in pursuance of powers under the above Act, hereby **GRANT PERMISSION** for:

**Demolition of existing dwelling and outbuildings, erection of replacement dwelling and two new dwellings and garaging**
**at Land At And Including 55 Stow Road Spaldwick**

in accordance with your application received on 1st July 2010 and plans (listed below) which form part of the application

| Plan Type | Reference | Version | Date Received |
|---|---|---|---|
| General | 1309/61 | D | 24.08.2010 |
| General | 1309/64 | C | 24.08.2010 |
| Elevations | 1309/65 | C | 24.08.2010 |
| Floor Plan/s | 1309/66 | C | 24.08.2010 |
| Floor Plan/s | 1309/67 | C | 24.08.2010 |
| Roof Plan | 1309/68 | D | 24.08.2010 |
| Elevations | 1309/71 | B | 24.08.2010 |
| Elevations | 1309/72 | B | 24.08.2010 |
| Elevations | 1309/73 | B | 24.08.2010 |
| Elevations | 1309/74 | B | 24.08.2010 |
| Site Plan | 1309/75 | A | 24.08.2010 |
| Street Elevations | 1309/77 | A | 24.08.2010 |
| Garage details | 1309/78 | A | 24.08.2010 |
| Garage details | 1309/79 | A | 24.08.2010 |
| Elevations | 1309/70 | A | 01.07.2010 |
| Site Plan | 1309/10 | C | 01.07.2010 |
| Elevations | 1309/69 | A | 01.07.2010 |
| Floor Plan/s | 1309/76 | A | 01.07.2010 |
| Landscaping | 2175 | | 01.07.2010 |
| topographical survey | ASC.06.625 | | 01.07.2010 |

**Planning Service Manager**
**(Development Management)**
ufm3.rtf
Date 15th December 2010



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| | | | |
|---|---|---|---|
| Landscaping | FITC/276/5-001 | | 01.07.2010 |

Subject to the following condition/s.

1. Condition. The development hereby permitted shall be begun before the expiration of three years from the date of this permission.

1. Reason. To comply with Section 91 of the Town and Country Planning Act 1990, as amended.

2. Condition. Details of the type, colour and texture of all materials to be used for the external surfaces of the building(s); including a panel of brickwork to be erected on site illustrating brick pattern, bond and mortar colour shall be submitted to and approved in writing by the Local Planning Authority prior to the commencement of the development to which this permission relates. The development shall be carried out in accordance with the approved details.

2. Reason. To ensure a satisfactory external appearance and grouping of materials in accordance with Policy ENV 7 of the East of England Plan 2008, and Policy En25 of the Huntingdonshire Local Plan, 1995.

3. Condition. The development hereby granted, shall not commence until precise details at a scale of 1:20 of window and door reveals, cills, lintels, eaves, verges, windows and doors (including material, colour and method of opening), chimney details; and details of location and design of external vents, flues, service meter boxes have been submitted to and agreed in writing by the Local Planning Authority. Development shall be carried out in accordance with the approved details.

3. Reason. To ensure a satisfactory external appearance and grouping of materials in accordance with Policy ENV 7 of the East of England Plan 2008, and Policy En25 of the Huntingdonshire Local Plan, 1995.

4. Condition. Notwithstanding the provisions of the Town & Country Planning (General Permitted Development)(Amendment)(No2)(England) Order 2008 Schedule 2 Part 1 Classes A, B, D, E and F (or any Order revoking or re-enacting that order with or without modification), the dwellings hereby approved shall not be extended or otherwise altered; no garages or other detached structures shall be erected; no windows/dormer windows other than those expressly authorised by this permission, shall be constructed without the prior consent of the Local planning Authority.

4. Reason. To control any further development and ensure that the form and scale of the buildings do not significantly change thereby resulting in conflict with Policy H26 of the Huntingdonshire Local Plan 1995 and policy H5 of the Development Management DPD.

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5. Condition. Before any development is commenced details of the existing and proposed levels of all buildings or structures and the levels of the site and any changes proposed to the site shall be submitted to and approved in writing by the Local Planning Authority. The development hereby approved shall then be constructed in accordance with the approved levels details unless otherwise agreed in writing by the Local Planning Authority.

5. Reason. For the avoidance of doubt and to ensure a satisfactory standard of development.

6. Condition. No development shall take place until full details of both hard and soft landscape works and 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.

   Hard landscape works should include detail of all vehicle and pedestrian hard paved surfaces – the access drive should be resin bonded gravel ("Sureset" or similar) and the paved surface at unit 3 Charcon Woburn "Rustic" as shown on the ELD plan ref FITC 276/5-001.

   Soft landscape works shall include planting plans, written specification 9incldуing cultivation and other operations associated with plant and grass establishment) schedules of plants noting species, plant sizes and proposed numbers and densities where appropriate. These details should include:
   (i) specimen trees should be Heavy Standard, girth 12-14cms
   (ii) there should be additional tree planting on the southern boundary – 1 No. Field Maple in plot 1, and 1 No. Maple and 1 No. Ash in plot 2
   (iii) the Cistus is not suitable for a low hedge and will not thrive in the position as detailed, substitute with Cotoneaster lacteus or Escallonia "Red Elf"
   (iv) adequate space must be provided to have some climbers on the courtyard side of the walls at units 2 and 3, also on the eastern elevation of the garage for unit 1
   (v) the boundary from the southern edge to unit 1 garage should be all post and rail fence with no close boarded fencing. Larger growing planting can provide the desired privacy e.g., a section of laurel hedge.

6. Reason. To enhance the appearance of the development in accordance with Policy En20 contained in the Huntingdonshire Local Plan, 1995.

7. Condition. The hedge surrounding the site shall be retained, except at the point of access and at Unit 2; and the tree protection measures must be carried out as per drawing No.2175 and the Tree Survey dated 3rd June 2010 by Hayden's Arboricultural Consultants, unless otherwise agreed in writing by the Local Planning Authority.

7. Reason. To safeguard the existing hedgerow and to enhance the appearance of the development in accordance with Policies En18 and En20 of the Huntingdonshire Local Plan, 1995; and E5 of the LDF Development Management DPD Proposed Submission 2010.

8. Condition. No development shall commence until details of the surface water drainage for the site have been submitted to and approved in writing by the Local Planning Authority. The



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drainage works shall be constructed in accordance with the approved details prior to the occupation of any part of the development hereby approved.

8. Reason. To ensure satisfactory drainage of the site in accordance with Policy CS8 of the Huntingdonshire Local Plan, 1995.

9. Note to applicant. A fee is payable for each "request" when submitting details pursuant to a condition or conditions of this permission that require(s) details to be submitted to and approved by the Local Planning Authority (ie details submitted under Article 21 of the Town and Country Planning ( General Development Procedure) Order). Further details on what constitutes a "request" can be found in the "Guidance Note - Fees for confirmation of compliance with condition attached to a planning permission". The appropriate fee can be found in the "Planning Fees Form". Both documents can be viewed via www.huntsdc.gov.uk .

10. Note to applicant. The Local Planning Authority has had regard to the provisions of the Development Plan comprising the East of England Plan – Revisions to the Regional Spatial Strategy 2008, saved policies in the Cambridgeshire and Peterborough Structure Plan 2003 and saved policies in the Huntingdonshire Local Plan 1995 as altered by the Huntingdonshire Local Plan Alteration 2002, the Adopted Huntingdonshire Local Development Framework Core Strategy 2009 and the Huntingdonshire Development Management DPD: Proposed Submission 2010, so far as material to the application and to all other material considerations. Having determined the proposal on the basis of the submitted information the application is hereby approved subject to the conditions specified above

11. Note to applicant. In approving this application, the relevant planning guidance and policies were identified as PPS1, PPS3, PPS7, PPG13; ENV7 of The East of England Plan 2008; H31, H32, En18, En20, En25, CS8 and CS9 of the Huntingdonshire Local Plan 1995; HL5 of the Huntingdonshire Local Plan Alteration 2002; E1, E2, E5, E10 and P7 of the Huntingdonshire LDF Development Management DPD: Proposed Submission 2010; and CS1, CS3 and CS4 of the Local Development Framework Core Strategy 2009. Having regard to these, the representations received and any other material planning reasons, the main issues were identified as the principle of development, design, impact on trees/hedges, density, affordable housing and impact on neighbours. Summary of Reasons for Approval - The application has been approved as the principle of development is acceptable contained to the north-west corner of the site; and the design and concept is acceptable in context. A full report can be viewed via PublicAccess on the Council's website www.huntsdc.gov.uk."

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**(Development Management)**
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## NOTES

1. **Rights of Appeal under the Town and Country Planning Act, 1990 Section 78, The Planning (Listed Buildings and Conservation Areas) Act 1990 Section 20 and the Town and Country Planning (Control of Advertisement) Regulations 1989.**
2. If the applicant is aggrieved by the decision of the Local Planning Authority to refuse permission for the proposed development or to grant permission subject to conditions, he/she may appeal to the Secretary of State responsible for planning within;
   - **Six months from the date of this decision notice.**
   - **Eight weeks from the date of this notice if the decision relates to an advertisement.**
3. Appeals must be made on a form which is obtainable from the Planning Inspectorate, Customer Support Unit, Temple Quay House, 2 The Square, Temple Quay, Bristol BS1 6PN. Alternatively all forms can be downloaded from their website www.planning-inspectorate.gov.uk. The Secretary of State has power to allow a longer period for the giving of a notice of appeal but he will not normally be prepared to exercise this power unless there are special circumstances, which excuse the delay in giving notice of appeal. The Secretary of State is not required to entertain an appeal if it appears to him that permission for the proposed development could not have been granted by the Local Planning Authority, or could not have been so granted otherwise than subject to the conditions imposed by them, having regard to the statutory requirements, to the provisions of the Development Orders and to any directions given under the Orders. He does not, in practice, refuse to entertain appeals solely because the decision of the Local Planning Authority was based on a direction given by him.
4. If permission to develop land is refused or granted subject to conditions, whether by the Local Planning Authority or by the Secretary of State responsible for planning and the owner of the land claims that the land has become incapable of reasonably beneficial use by the carrying out of any development which has been or would be permitted, he may serve on the Council of the County District in which the land is situated a purchase notice requiring that Council to purchase his interest in the land in accordance with the provision of Part VI of the Town and Country Planning Act, 1990.
5. In certain circumstances, a claim may be made against the Local Planning Authority for compensation where permission is refused or granted subject to conditions by the Secretary of State on appeal or on a reference of an application to him. The circumstances in which such compensation is payable are set out in Section 114 of the Town and Country Planning Act 1990.
6. This decision notice does not convey any approval or consent which may be required under any enactment, bye-law or regulation other than Section 57 of the Town and Country Planning Act 1990.

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# OFFICER REPORT

**Case No:** 1001101FUL **Full Planning Application**

**Proposal:** **Demolition of existing dwelling and outbuildings, erection of replacement dwelling and two new dwellings and garaging**

**Location:** **Land At And Including 55 Stow Road Spaldwick**

**Applicant:** **Aragon Homes Ltd**

**Grid Ref:** **512578 272521**

## DESCRIPTION OF SITE AND APPLICATION

This is a large site at the south-western edge of the settlement within the environmental limits for Spaldwick in the Huntingdonshire Local Plan 1995. The site presently consists of a dwelling and outbuildings. The site has previously been used as a nursery, with paddock to the east. There is a hedge surrounding the site. To the north there is residential and open countryside to the south.

The proposal is for the demolition of the existing dwelling and outbuildings; and for the erection of replacement dwelling and two new dwellings and garaging. The proposed dwellings are to be sited within the north-west part of the site, where the existing buildings are located (the existing buildings cover an area of approx 46m depth and approx 20m wide), covering an area of approx 46m depth and approx 31m wide.

## NATIONAL GUIDANCE

PPS1: "Delivering Sustainable Development" (2005) contains advice on the operation of the plan-led system.
PPS3: "Housing" (2006) sets out how the planning system supports the growth in housing completions needed in England.
PPS7: "Sustainable Development in Rural Areas" (2004) sets out the Government's planning policies for rural areas, including country towns and villages and the wider, largely undeveloped countryside up to the fringes of larger urban areas.
PPG13: "Transport" (2001) provides guidance in relation to transport and particularly the integration of planning and transport.

For full details visit the government website
http://www.communities.gov.uk and follow the links to planning, Building and Environment, Planning, Planning Policy.

## 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

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
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.

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

Huntingdonshire Local Plan (1995)
Saved policies from the Huntingdonshire Local Plan 1995 are relevant and viewable at www.huntingdonshire.gov.uk/localplan95
H31: "Residential privacy and amenity standards" – Indicates that new dwellings will only be permitted where appropriate standards of privacy can be maintained and adequate parking provided.
H32: "Sub-division of large curtilages" states support will be offered only where the resultant dwelling and its curtilage are of a size and form sympathetic to the locality.
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.
CS8: "Water" – satisfactory arrangements for the availability of water supply, sewerage and sewage disposal facilities, surface water run-off facilities and provision for land drainage will be required.
CS9: "Water" – development proposals that prejudice schemes for flood water management will normally be refused.

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.
HL6: "Housing Density" - indicates that housing development shall be at a density of 30-50 dwellings per hectare

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 and then click on Planning Policy where there is a link to the Local Development Framework 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 e.g., by making best use of land, buildings and existing infrastructure.
CS3: "The Settlement Hierarchy" – identifies Spaldwick as a smaller settlement in which residential infilling will be appropriate within the built up area. Residential infilling is defined as up to 3 dwellings.

CS4: "Affordable housing in development" – in order to address the need for affordable housing in the district 40% of all housing proposed in developments in the following categories should be provided as affordable housing: on proposals of 15 or more homes or 0.5ha, or more in all parts of the District; or on proposals of 3 or more homes or 0.1ha, in all smaller settlements as defined in the settlement hierarchy.

Policies from the Local Development Framework Development Management DPD: Proposed submission 2010:
E1: "Development Context" – development proposals shall demonstrate consideration of the character and appearance of the surrounding environment and the potential impact of the proposal.
E2: "Built-up Areas" – development will be limited to within the built-up areas of the settlements identified in Core Strategy policy CS3, in order to protect the surrounding countryside and to promote wider sustainability objectives.
E5: "Tree, 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, including ancient woodland and veteran trees. They should wherever possible be incorporated effectively within the landscape elements of the scheme.
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.
P7: "Development in the Countryside" – development in the countryside is restricted to those listed within the given criteria.

a. essential operational development for agriculture, horticulture or forestry, outdoor recreation, equine-related activities, allocated mineral extraction or waste management facilities, infrastructure provision and national defence;
b. development required for new or existing outdoor leisure and recreation where a countryside location is justified;
c. renewable energy generation schemes;
d. conservation or enhancement of specific features or sites of heritage or biodiversity value;
e. the alteration, replacement, extension or change of use of existing buildings in accordance with other policies of the LDF;
f. the erection or extension of outbuildings ancillary or incidental to existing dwellings;
g. sites allocated for particular purposes in other Development Plan Documents.

SPD – Huntingdonshire Design Guide 2007
SPD - Huntingdonshire Landscape and Townscape Assessment 2007

**PLANNING HISTORY**

0300598OUT – application withdrawn for residential development (0.27ha)
0301653OUT – application for residential development refused
0603796FUL – application withdrawn for the erection of 4 dwellings following the demolition of existing dwelling and outbuildings
0802344FUL – application withdrawn for the demolition of existing dwelling and outbuildings. Erection of replacement dwelling and two new dwellings.

**CONSULTATIONS**

Spaldwick Parish Council – no objections
HDC Design Consultation – acceptable, subject to appropriate conditions
HDC Trees and Landscape Consultation – no objections, subject to conditions
Alconbury and Ellington IDB – method of storm water disposal, condition any consent granted

**REPRESENTATIONS**

One third party representation has been received raising the issues of:
- the site is part of the countryside
- development would be harmful to the character of the area, extending the built form of the village into the countryside
- trees have been destroyed
- site should not be developed, enough properties in the village already
- housing density increasing
- detrimental to countryside and surrounding properties
- congestion
- pollution

**SUMMARY OF ISSUES**

The main issues to consider are the principle of development; design; impact on the street scene; density; affordable housing; impact on trees; parking, neighbour amenity.

Principle
The application site constitutes previously developed land within the settlement boundary of Spaldwick where the existing buildings are, in the north-west section and so form part of the built-up area. Paragraph 5.15 of the Adopted Core Strategy excludes the following from the existing built form:
- buildings that are clearly detached from the main body of the settlement
- gardens and other undeveloped land within the curtilage of buildings at the edge of settlement, where these relate more to the surrounding countryside than they do to the built-up parts of the village; and
- agricultural buildings where they are on the edge of the settlement

The paddock area to the east, as outlined in blue on the submitted plan, is clearly outside the built-up area; as is the area to the south of the existing dwelling that was used for the 'nursery' including the poly-tunnels, greenhouses and sheds; and garden area for the dwelling.

The existing buildings that form part of the built-up area cover an area of approximately 46m depth and 20m wide; the red line site area is 61m depth and 49m wide; the proposed dwellings that will form the new built-up area will cover an area of approximately 46m depth and 31m wide – the remaining area within the red line will provide garden areas for Units 1 and 3.

Design
The proposals have developed over a period of time, and have been subject of pre-application dialogue that has seen the transition from larger dwellings covering an area of approximately 53.5m depth and 41m wide (0802344FUL) to the submitted revised proposals (as above) contained in the north-west corner of the site that comprises a replacement farmhouse, a dwelling at the rear/east of the site; and a smaller dwelling replacing the existing stable block to the north of the site. The concept of the design formation is for a 'farmhouse' with subservient outbuildings providing a loose courtyard – as this is a rural location a Flemish bond or Old English bond would complement the rustic design of the buildings.

PPS1 emphasises the importance of good design and states that design which is inappropriate in its context or which fails to take the opportunities available for improving the character and quality of an area should not be accepted. Paragraph 35 states that high quality and inclusive design should create well mixed and integrated developments which avoid separation and have well planned public spaces that bring people together. It goes on to state that although good architecture is an important factor, high quality inclusive design should address connections between people and places, integrate development into the existing urban form and natural and

built environments, be an integral part of the processes for ensuring successful, safe and inclusive places, create an environment everyone can access and benefit from the full range of opportunities and consider direct and indirect impacts on the natural environment. Paragraph 36 also states that key objectives should ensure that developments create safe and accessible environments where crime and disorder or fear of crime does not undermine the quality of life or community cohesion.

PPS3 also emphasises the importance of good design with the statement that 'design which is inappropriate in its context, or which fails to take the opportunities available for improving the character and quality of an area and the way it functions, should not be accepted' (paragraph 13). Paragraph 16 then identifies factors to be taken into consideration including that it should be well integrated with and complement neighbouring buildings and the local area in terms of scale, density, layout and access. It also states that it should be well laid out so that space is used efficiently and it is safe, accessible and user friendly. It should also provide good access to open space including play space, and paragraph 17 states that particularly where family housing is proposed it will be important to ensure that the needs of children are taken into account and there is good provision of recreational areas, including private gardens, play areas and informal play space. It also states that a development should take a design led approach to the provision of car parking that is well integrated with a high quality public realm, and create or enhance a distinctive character which relates well to its surroundings. Policy En25 of the Huntingdonshire Local Plan requires all new building to respect the scale, form and character of the locality and policy HL5 of the Local Plan Alteration 2002 requires good design and layout in all new housing development which creates attractive, distinctive and safe places and spaces. Policy E1 of the LDF Proposed Submission requires that development proposals shall demonstrate consideration of the character and appearance of the surrounding environment and the potential impact of the proposal.

It is considered that the proposal as submitted constitutes good design and therefore complies with PPS1, PPS3, ENV7 of the East of England Plan, H33 and En25 of the Huntingdonshire Local Plan, HL5 of the Huntingdonshire Local Plan Alteration and E1 of the Huntingdonshire LDF DPD Proposed Submission.

Impact on street scene

The site is located on the edge of the village with the built-up area contained to the north-west corner of the site; and as the land falls significantly to the south it is imperitive that the design reflected the constraints of the site. From the submitted street scene elevation plans, it is clear that Units 2 and 3 have lower ridge heights than the development to the north and the proposed replacement farmhouse (Unit 1). Therefore the proposals should integrate will with the existing development in the vicinity; and the edge of settlement location with the design context of a principle farmhouse with subservient outbuildings in a courtyard layout.

Density

The density of the proposed development as proposed with one replacement dwelling plus two others would equate to 10.5 dwellings per hectare.

Central government policy as expressed in PPS3 promotes an efficient use of land with minimum densities of 30 dwellings per hectare but then goes on to state in paragraph 47 that local planning authorities may wish to develop their own range of density policies. Policy H1 of the Huntingdonshire LDF Development Management DPD Proposed Submission 2010 promotes efficient use of land and proposals for housing development will optimise density taking account of the nature of the development site and character of its surroundings whilst accommodating open space and parking areas. The proposed number of dwellings is below the minimum standard. However the acceptability of a development cannot be solely judged on whether it is within the density range and paragraph 48 of PPS3 states that 'good design is fundamental to using land efficiently. Local Planning Authorities should facilitate good design by identifying the distinctive

features that define the character of a particular local area'. Paragraph 49 states that 'more intensive development is not always appropriate'.

Whilst PPS3 reflects policy in PPS1 of delivering sustainable development by encouraging the re-use of previously developed land; and states that good design is fundamental to the development of high quality new housing, it is important to note that PPS3 also states that 'there is no presumption that land that is previously developed is necessarily suitable for housing nor that the whole of the curtilage should be developed'.

Affordable Housing

Policy CS4 of the Adopted LFD Core Strategy 2009 seeks to achieve a target of 40% affordable housing:

- on proposals of 15 or more homes or 0.5ha or more in all parts of the District; or
- on proposals of 3 or more homes or 0.1ha, in all smaller settlements as defined in the settlement hierarchy.

Spaldwick is defined as a Smaller Settlement; and the proposal is for a replacement dwelling plus two others. Therefore as the net gain is two, there is a not a requirement to provide affordable housing within this scheme.

Impact on trees

An arboricultural report has been submitted with the application and it is considered that the tree survey and tree protection are acceptable, however a condition should be imposed in the event that the application is approved.

Neighbour amenity

The openings on the north elevation of Unit 2, garage block and the gable elevation of Unit 3 have been kept to a minimum; and the majority of the garden areas being to the south of each of the units, therefore there should not be a significant detrimental impact on neighbour amenity.

Parking

Paragraph 16 of PPS3 states that car-parking space should be design-led, well integrated with a high quality public realm. Paragraph 52 of PPG13 states that development plans should set maximum levels of parking for broad classes of development, conversely there should be no minimum standards.

Appendix 1 of the Huntingdonshire Local Development Framework Development Management DPD Proposed Submission 2010 states maximum car parking provision for various types of development which takes into account guidance in PPS3 and PPG13 where appropriate. It specifies that the maximum car parking provision for dwellings in locations other than town centres should not exceed 2 car spaces per dwelling. The 6 parking spaces proposed are in accordance with this guidance as they do not exceed 2 car spaces per dwelling.

Conclusion

The proposed development is considered to be compliant with relevant national and local planning policy as it:

- is contained within the built-up area to the north-west corner of the site where residential development is acceptable in principle
- is of an acceptable design vision in context with its location
- would not have a detrimental impact on the existing trees or landscape features of the site
- would not have a significant detrimental impact on the amenity of neighbours

- is acceptable in terms of highway safety
- provides parking in accordance with standards

Having regard to applicable national and local planning policies, and having taken all relevant material considerations into account, it is recommended that planning permission should be approved in this instance.

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.

**BACKGROUND PAPERS:**

**CONTACT OFFICER:**
Enquiries about this report to **Ms Dallas Owen Development Management Officer 01480 388468**

**RECOMMENDATION**

SUMMARY OF CONDITIONS.

1. Condition. The development hereby permitted shall be begun before the expiration of three years from the date of this permission.

1. Reason. To comply with Section 91 of the Town and Country Planning Act 1990, as amended.

2. Condition. Details of the type, colour and texture of all materials to be used for the external surfaces of the building(s); including a panel of brickwork to be erected on site illustrating brick pattern, bond and mortar colour shall be submitted to and approved in writing by the Local Planning Authority prior to the commencement of the development to which this permission relates. The development shall be carried out in accordance with the approved details.

2. Reason. To ensure a satisfactory external appearance and grouping of materials in accordance with Policy ENV 7 of the East of England Plan 2008, and Policy En25 of the Huntingdonshire Local Plan, 1995.

3. Condition. The development hereby granted, shall not commence until precise details at a scale of 1:20 of window and door reveals, cills, lintels, eaves, verges, windows and doors (including material, colour and method of opening), chimney details; and details of location and design of external vents, flues, service meter boxes have been submitted to and agreed in writing by the Local Planning Authority. Development shall be carried out in accordance with the approved details.

3. Reason. To ensure a satisfactory external appearance and grouping of materials in accordance with Policy ENV 7 of the East of England Plan 2008, and Policy En25 of the Huntingdonshire Local Plan, 1995.

4. Condition. Notwithstanding the provisions of the Town & Country Planning (General Permitted Development)(Amendment)(No2)(England) Order 2008 Schedule 2 Part 1 Classes A, B, D, E and F (or any Order revoking or re-enacting that order with or without modification), the dwellings hereby approved shall not be extended or otherwise altered; no garages or other detached structures shall be erected; no windows/dormer windows other than those expressly

authorised by this permission, shall be constructed without the prior consent of the Local planning Authority.

4. Reason. To control any further development and ensure that the form and scale of the buildings do not significantly change thereby resulting in conflict with Policy H26 of the Huntingdonshire Local Plan 1995 and policy H5 of the Development Management DPD.

5. Condition. Before any development is commenced details of the existing and proposed levels of all buildings or structures and the levels of the site and any changes proposed to the site shall be submitted to and approved in writing by the Local Planning Authority. The development hereby approved shall then be constructed in accordance with the approved levels details unless otherwise agreed in writing by the Local Planning Authority.

5. Reason. For the avoidance of doubt and to ensure a satisfactory standard of development.

6. Condition. No development shall take place until full details of both hard and soft landscape works and 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.

Hard landscape works should include detail of all vehicle and pedestrian hard paved surfaces – the access drive should be resin bonded gravel ("Sureset" or similar) and the paved surface at unit 3 Charcon Woburn "Rustic" as shown on the ELD plan ref FITC 276/5-001.

Soft landscape works shall include planting plans, written specification 9incldуing cultivation and other operations associated with plant and grass establishment) schedules of plants noting species, plant sizes and proposed numbers and densities where appropriate. These details should include:

(i) specimen trees should be Heavy Standard, girth 12-14cms
(ii) there should be additional tree planting on the southern boundary – 1 No. Field Maple in plot 1, and 1 No. Maple and 1 No. Ash in plot 2
(iii) the Cistus is not suitable for a low hedge and will not thrive in the position as detailed, substitute with Cotoneaster lacteus or Escallonia "Red Elf"
(iv) adequate space must be provided to have some climbers on the courtyard side of the walls at units 2 and 3, also on the eastern elevation of the garage for unit 1
(v) the boundary from the southern edge to unit 1 garage should be all post and rail fence with no close boarded fencing. Larger growing planting can provide the desired privacy e.g., a section of laurel hedge.

6. Reason. To enhance the appearance of the development in accordance with Policy En20 contained in the Huntingdonshire Local Plan, 1995.

7. Condition. The hedge surrounding the site shall be retained, except at the point of access and at Unit 2; and the tree protection measures must be carried out as per drawing No.2175 and the Tree Survey dated 3rd June 2010 by Hayden's Arboricultural Consultants, unless otherwise agreed in writing by the Local Planning Authority.

7. Reason. To safeguard the existing hedgerow and to enhance the appearance of the development in accordance with Policies En18 and En20 of the Huntingdonshire Local Plan, 1995; and E5 of the LDF Development Management DPD Proposed Submission 2010.

8. Condition. No development shall commence until details of the surface water drainage for the site have been submitted to and approved in writing by the Local Planning Authority. The drainage works shall be constructed in accordance with the approved details prior to the occupation of any part of the development hereby approved.

8. Reason. To ensure satisfactory drainage of the site in accordance with Policy CS8 of the Huntingdonshire Local Plan, 1995.

9. Note to applicant. A fee is payable for each "request" when submitting details pursuant to a condition or conditions of this permission that require(s) details to be submitted to and approved by the Local Planning Authority (ie details submitted under Article 21 of the Town and Country Planning ( General Development Procedure) Order). Further details on what constitutes a "request" can be found in the "Guidance Note - Fees for confirmation of compliance with condition attached to a planning permission". The appropriate fee can be found in the "Planning Fees Form". Both documents can be viewed via www.huntsdc.gov.uk .

10. Note to applicant. The Local Planning Authority has had regard to the provisions of the Development Plan comprising the East of England Plan – Revisions to the Regional Spatial Strategy 2008, saved policies in the Cambridgeshire and Peterborough Structure Plan 2003 and saved policies in the Huntingdonshire Local Plan 1995 as altered by the Huntingdonshire Local Plan Alteration 2002, the Adopted Huntingdonshire Local Development Framework Core Strategy 2009 and the Huntingdonshire Development Management DPD: Proposed Submission 2010, so far as material to the application and to all other material considerations. Having determined the proposal on the basis of the submitted information the application is hereby approved subject to the conditions specified above

11. Note to applicant. In approving this application, the relevant planning guidance and policies were identified as PPS1, PPS3, PPS7, PPG13; ENV7 of The East of England Plan 2008; H31, H32, En18, En20, En25, CS8 and CS9 of the Huntingdonshire Local Plan 1995; HL5 of the Huntingdonshire Local Plan Alteration 2002; E1, E2, E5, E10 and P7 of the Huntingdonshire LDF Development Management DPD: Proposed Submission 2010; and CS1, CS3 and CS4 of the Local Development Framework Core Strategy 2009. Having regard to these, the representations received and any other material planning reasons, the main issues were identified as the principle of development, design, impact on trees/hedges, density, affordable housing and impact on neighbours. Summary of Reasons for Approval - The application has been approved as the principle of development is acceptable contained to the north-west corner of the site; and the design and concept is acceptable in context. A full report can be viewed via PublicAccess on the Council's website www.huntsdc.gov.uk."