From: Alison Wood <Alison.Wood@huntingdonshire.gov.uk>
Sent: 24 April 2025 12:49:47 UTC+01:00
To: "Hannah Hodges" <Hannah.Hodges@huntingdonshire.gov.uk>
Cc: "DMAdmin" <Development.ManagementAdmin@huntingdonshire.gov.uk>
Subject: 2500626S73 - 7 River Lane Brampton Huntingdon

Hi Hannah,

Urban Design have been consulted on the following application:

2500626S73 - 7 River Lane Brampton Huntingdon
Erection of a dwelling following demolition of existing dwelling: Variation of Condition 2 (Approved Plans) to 24/01129/FUL to amend the proposed plans and proposal

Urban Design were consulted on application 24/01129/FUL with the following comments provided in blue below:
Urban Design would not normally comment on an application for a single dwelling, however we provide the following brief comments below.

Comments on the principle of a replacement dwelling are deferred to policy colleagues and the case officer.

The proposals include traditional Cambridgeshire details including elements of render, horizontal timber boarding and Cambridge white facing brickwork, with plain roof tiles and a mixture of traditional and contemporary window openings. The overall design is acceptable in principle.

The windows on the front elevation of the western gable (kitchen/dining room and bedroom 4 appear disproportionately small relative to the gable width and height to which they are located within. Should the application be approved, a condition requiring alternative window sizes is recommended.

The current proposal seeks to increase the height and scale of the dwelling as shown on the plan – New Dwelling Foot Print Comparison 24050-12 Rev A. This increases the footprint of the dwelling by 800m to the south, with the western wing moved westwards by 150mm. The plan also shows the increased height of the building by 250mm. Whilst the dwelling is of a notable scale and mass, given the limited increased height, there are no objections given the existing permission.

Elevation names have been added to the proposed elevations (e.g. north, south, east and west), and the internal floor plans have been updated.

Condition 4 of application 24/01129/FUL incorporated the previous UD comments.

4. Condition.

Notwithstanding the details shown on the plans hereby approved, no development above slab level, other than demolition, shall commence until there has been submitted to and approved in writing by the Local Planning Authority a plan indicating alternative sized windows to serve the kitchen/dining room and Bedroom 4 on the western gable of the front elevation. Construction of the dwelling shall thereafter take place only in accordance with the approved details.

The current proposal has increased the width of the windows on the western gable of the front elevation (south). These windows now serve a dining area at ground floor and bed 3 at first floor, however a hierarchy of sizes vertically has not been provided, and the ground floor window is still disproportionately small. As such it is recommended that the dining area window be increased to a minimum of 1200mm in depth (to match the bedroom window above) or 1350mm in depth which would provide a hierarchy. This could be achieved via amened plans which would negate the need for condition 4, or via condition.

The current proposal now includes a proposed single story timber clad flat roof sedum covered outbuilding, sited to the west of the proposed dwelling. There are no objections to the siting or design.

Recommendation – dining window increased in depth via amended plans / condition.

Many thanks and kind regards,

Huntingdonshire DISTRICT COUNCIL

Alison Wood
Urban Design / Senior Development Management Officer – Strategic Team

Phone 01480 388476
Mobile 07824 302348
Mail alison.wood@huntingdonshire.gov.uk
Working Hours: Monday, Tuesday and Wednesday 9am -3pm
Pronouns: She / Her / Hers
Upcoming Leave:

Please be advised that the comments contained within this Email represent the informal opinion of an officer of Huntingdonshire District Council. These comments are made without prejudice to the eventual determination of any planning application that may be submitted.