Urban Design Consultation

Proposal: Discharge of Condition 3 (Materials), 4 (Hard and Soft Landscaping), 5 (Cycle and Bin Stores), 6 (PEA), 7 (First Floor Bathroom and En-Suite Window), 8 (Proposed Second Floor Rooflights) and 12 (Temporary Facilities) of 25/00150/FUL	**Location:** 27 Ravenshoe Godmanchester Huntingdon
Case Officer: Hannah Hodges	**Application:** 25/80128/COND

C3 Materials

No development shall take place above slab level, other than demolition, until details of the external materials, including brick, roof tiles and UPVc to be used in the construction of the development have been submitted to and approved in writing by the Local Planning Authority. Development shall be carried out in accordance with the approved details.

Reason: To ensure the external appearance of the development does not detract from the character and appearance of the area in accordance with Policy LP12 of the Huntingdonshire Local Plan to 2036.

Submission
Existing and Proposed Site Plan dwg H10160/00 D
Proposed Ground Floor Plan and Elevations dwg H10160/01 E
Proposed Ground Floor Plan and Elevations dwg H10160/02 D

Comments
The proposed TBS Grantchester Blend facing brick, Marley Modern Smooth interlocking grey roof tiles, Anthracite grey uPVC windows and doors and black uPVC downpipes and gutters are acceptable.

Urban Design supports the discharge of C3.

C4 Hard and Soft Landscaping

No development above slab level shall take place until details of both hard and soft landscape works have been submitted to and approved in writing by the Local Planning Authority. These details shall include:

a) indications of all existing trees and hedgerows on the land and details of any to be retained; planting plans (which show the relationship to all underground services); written specifications (including cultivation and other operations associated with plant and grass establishment); schedules of plants, noting species, plant sizes and proposed numbers/densities where appropriate;
b) boundary treatments indicating the positions, design, materials and type of boundary treatments to be erected;
c) a hard landscaping plan, indicating location, manufacturer, type, colour and size;

Reason: To ensure the development is satisfactorily assimilated into the area and enhances biodiversity in accordance with Policies LP11, LP12 and LP31 of the Huntingdonshire Local Plan to 2036.

Submission
Existing and Proposed Site Plan dwg H10160/00 D

Comments
The arrangement of hard and soft landscaping shown on submitted dwg H10160/00 D does not reflect the approved Existing and Proposed Site Plan dwg H10160/00 C and Overall Site Layout H10160/03 C and omits the area of threshold planting in front of the dwelling. The submitted plans should reflect those approved under the 25/00150/FUL application.

Comments on planting species should be sought from Landscape Colleagues not withstanding this the principle of Laural Hedge and silver birch and cherry trees are accepted in design terms.

The principle of Marshalls Priora charcoal block paving for the driveway / turning area and Marshalls buff paving slabs (300 x 300) for the patio and footpath is accepatble.

C5 Cycle and Bin Stores

Prior to the occupation of the development hereby permitted, full details of cycle and bin stores shall be submitted to and agreed in writing by the Local Planning Authority. The details shall include, siting, means of enclosure, appearance and

materials where appropriate. The facilities shall be provided in accordance with the approved details prior to occupation of the development and shall be retained and only used as such. The development shall be carried out in accordance with the approved details.

Reason: To ensure appropriate provision for the secure storage of bins and cycles in accordance with Policy LP12 the Huntingdonshire Local Plan to 2036 and the Huntingdonshire Design Guide SPD 2017.

Submission
Existing and Proposed Site Plan dwg H10160/00 D

Comments:
The design of the cycle and refuse stores are acceptable. Urban Design supports the discharge of C5.

C7 First floor Bathroom and Ensuite Windows

The development, hereby permitted, shall not be occupied until the proposed first floor bathroom and en-suite windows in the north elevation of the development have, apart from any top hung vent, been fitted with obscured glazing (meeting as a minimum Pilkington Standard level 3 or equivalent in obscurity) and shall be fixed shut or have restrictors to ensure that the windows cannot be opened more than 45 degrees beyond the plane of the adjacent wall. The glazing shall thereafter be retained in accordance with the approved details.

Reason: To prevent overlooking of the adjoining properties in accordance with Policy LP14 of the Huntingdonshire Local Plan to 2036

Submission
Proposed Ground Floor Plan and Elevations dwg H10160/01 E
Proposed Ground Floor Plan and Elevations dwg H10160/02 D

Comments
The principle of 'frosted glass' bathroom and ensuite windows are accepatble, however details of the opacity level and opening restrictors (or confirm that these windows will be fixed shut) needs to be provided as per the wording of C7.

C8 Second Floor Rooflights

The development, hereby permitted, shall not be occupied until the proposed second floor rooflights of the development have, apart from any top hung vent, been fitted with obscured glazing (meeting as a minimum Pilkington Standard level 3 or equivalent in obscurity). The glazing shall thereafter be retained in accordance with the approved details.

Reason: To prevent overlooking of the adjoining properties in accordance with Policy LP14 of the Huntingdonshire Local Plan to 2036.

Submission
Proposed Ground Floor Plan and Elevations dwg H10160/01 E
Proposed Ground Floor Plan and Elevations dwg H10160/02 D

Comments
The principle of 'frosted glass' second floor rooflights are acceptable, however details of the obscurity level should be confirmed as per the wording of C8.

Recommendations: Seek amendments / further information to address comments in red text above.

Signed: Matthew Paul	**Date: 22/05/2025**