24/01884/FUL Demolition of industrial building and erection of 4 bedroom detached self build dwelling at 26D North Street Stilton Peterborough PE7 3RP

This statement has been prepared on the instruction of the applicant in respect to the above application [redacted] to address a number of comments made in objection to his application by the residents of No28 North St.

Principle of development

The development site lies within the defined built form of Stilton which is identified in the adopted local plan as a village that can accommodate limited growth, due to its good range of local services and facilities. The site is within easy walking distance of the village core along North St.

The development site is a residual brownfield site (previously developed land) and as such is a priority for new development as set out in the NPPF and local plan- the NPPF also emphasizes that proposals should bake efficient use of suitably located brownfield land.

Brownfield land

It is noted that the exiting use is a B2 – general industrial use which does not appear to be constrained by conditions and as such has the potential to have a significant adverse impact on neighbouring properties in respect to noise and traffic generation. The removal of this non-conforming use must be seen as a planning gain in respect to local amenity and as such is consistent with material local plan policies in respect to residential and local amenity.

It is noted that the parish council accords with this view and the county council highways identify the reduction in traffic generation from the removal of rh business use as a key position in recommending approval in its consultation response.

The existing building on site is not suitable for conversion and as such the proposal is for a bespoke new build unit designed to fit into the site with minimal adverse impact. The footprint of the new dwelling is within the footprint of the existing unit.

The relationship to the proposed development on the Stilton Cheese Inn site is noted however it is clear that the current scheme 24/01884/FUL does not prejudice the development of this proposal.

Built Character

Character – property not following form of neighbours in relation to street aspect. The application is a design led response to the site and its immediate surroundings, the application is a replacement for the existing industrial building and as such its location and orientation are dictated by the current site layout – again it is noted that the wider character and form of the immediate area is likely to be changed if the mixed use commercial and housing development on the adjacent site is approved.

Scale of the new dwelling and impact.

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The proposal is a relatively small property with a ridge height of only 7m – this is achieved through the provision of the first floor rooms within the roof space – in catslide dormers on the western side of the house closest to the adjoining plots on the west, these reduce the mass off the roof and are a local feature similar to those on the cottages to the front of the site addressing North St.

The property is located to the east of the neighbouring properties Nos 26 -26d on North Street, and as such any loss of sunlight would occur only in the early mornings, a time when this does not impact critically on residential amenity.

Overall, it is contended that the impact of the proposal on local amenity will be consistent with the acceptable levels set out in the material policy.

It is a general rule that a distance from a first floor window to an adjacent garden wall of 10-11 m is sufficient to maintain a reasonable level of privacy- the offset from the northern window to the garden boundary of no 28 is 11.7m and this is consistent with the privacy requirement in the Huntingdonshire Design Guide. It is therefore considered that the proposal will not lead to unacceptable levels of overlooking or overshadowing to No28.

Housing Need

The objector considered that there is no need for a 4-bed house. This is not considered relevant to the current application as the council's housing need assessment indicates a need for a range of dwelling types from single bed units to larger family homes and furthermore the councils housing mix policies are only triggered on larger scale developments. Clearly the Governments stated aims in increasing housing delivery and changes to the NPPF are material to the consideration of this application.

Construction impacts

Impact of construction- as with all construction activities there is potential for local impacts- and the council is obligated in seeking to minimise these. The established method for dealing with this is through the imposition of a construction management plan condition and it is anticipated that such a condition will be imposed on any subsequent planning permission.

Conclusion

The site is a brownfield development within a village where strategic planning policy is supportive of limited new housing growth.

The proposal is consistent with the standards of design and amenity as set out in the Huntingdonshire Design Guide and as such achieves an appropriate level of amenity to adjacent owners.

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There are no technical constraints to the development and the parish council is supportive and as such it is requested that planning permission be granted in accordance with NPPF Para 11c.

[redacted]

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