ABBOTSLEY PARISH COUNCIL

Clerk to the Council: Katie Bates
Bridge House, 27 Church Street, Buckden, St Neots, Cambridgeshire PE19 5TP
Email: clerk@abbotsleyparishcouncil.gov.uk Telephone: 07588 267140
www.abbotsleyparishcouncil.gov.uk

Hannah Hodges
Development Control
Huntingdonshire District Council

25th March 2025

Dear Hannah

25/00336/FUL – Proposed erection of 3-bedroom bungalow with attached double garage at Land north of 16 Harbins Lane, Abbotsley

Abbotsley Parish Council considered this application at its meeting held 13th March 2025. All members of the Parish Council present voted unanimously to recommend **refusal.**

It was noted there had been a previous application for a dwelling on the site which was refused by HDC in 2008 and dismissed on appeal in 2009. However, the Parish Council consider that since HDC have granted permission for two dwellings on land to the north on the adjoining site, that they have created a legitimate infill opportunity.

The Parish Council agreed in principle to a single storey residential dwelling on the application site.

However, there was considerable concern about the design of the dwelling, in particular the front elevation to Harbins Lane, the design of which is dominated by a double garage with a height similar to the main dwelling. It is the predominate feature of the east elevation. It was appreciated that onsite vehicle turning was probably not feasible and perhaps not essential in this location, however, contrary to 4.13 of the Design Statement, it was considered that with the location of the garage and parking directly outside this would dominate the view along Harbins Lane from the High Street direction. It was considered that the submitted design was not site specific, rather a standard design with a double garage attached to the front. The scheme as submitted would benefit from no garaging, which would allow for further parking into the site, or at worst, a single garage which would have less impact on the appearance of the dwelling.

Other factors that the Parish Council considered should be taken into account was the close proximity of the dwelling to the side boundaries and overlooking in relation to 3 Home Farm Close.

The Parish Council voted unanimously to recommend **refusal** of the application for design and appearance reasons whilst supporting the principle of a single storey dwelling on the site.

Yours sincerely

Katie Bates

Katie Bates
Clerk to Abbotsley Parish Council

Head of Planning Services
Pathfinder House
St. Mary's Street
Huntingdon
Cambridgeshire PE 29 3TN

Application Number: 25/00336/FUL Case Officer Hannah Hodges
Proposal: Proposed erection of 3-bedroom bungalow with attached double garage
Location: Land North Of 16Harbins LaneAbbotsley
Observations of Abbotsley Town/Parish Council.
Please √ box as appropriate

☐ Recommend **approval** because ……(please give relevant planning reasons in space below)

☑ Recommend **refusal** because…(please give relevant planning reasons in space below)

Please see separate letter.

☐ No observations either in favour or against the proposal

Abbotsley Parish Council Clerk to Abbotsley ~~Town~~/Parish Council. (For GDPR purposes please do not sign)

Date : 25th March 2025

Failure to return this form within the time indicated will be taken as an indication that the Town or Parish Council do not express any opinion either for or against the application.

Please send response to email address below:-

Development.control@huntingdonshire.gov.uk