OFFICER REPORT

Case No: 24/02330/FUL Full Planning Application

Proposal: Construction of a 2 storey dwellinghouse and associated works (Self Build)

Location: Land Adjacent 5 Goldpits Warboys

Applicant: Mr and Mrs Ray

Grid Ref: 530848 280320

DESCRIPTION OF SITE AND APPLICATION
The application site comprises a parcel of land between No. 5 and No. 4 Goldpits, Warboys. The site approximately 400m2 is amenity grassland associated with No.5 Goldpits. The application site is approximately 300 metres from the village centre of Warboys. Access to the site is located on a private road off the adopted highway known as Goldpits. To the south of the site is an area of public open space associated with the residential development at Woodlands and the residential curtilage of No. 9 Woodlands is to the west of the application site.

The application site is surrounded by residential development and therefore distinctly located in the built-up area of the key service centre of Warboys. The site is within Flood Zone 1 and therefore at lowest risk from flooding. There are no designated heritage or ecological assets within or in the vicinity of the site.

This application seeks planning permission for the erection of one detached two-storey self-build dwelling designed with three bedrooms and an attached double garage with associated parking off the private drive.

It is noted that this is a resubmission of application 24/01062/OUT which was withdrawn in November 2024. The application was withdrawn as the application failed to address mandatory biodiversity net gain (BNG). This application has been submitted as a self-build application which is exempt from BNG.

Officers have scrutinised the plans and have familiarised themselves with the site and surrounding area.

NATIONAL GUIDANCE
The National Planning Policy Framework (12th December 2024) (NPPF 2024) sets out the three objectives - economic, social and environmental - of the planning system to contribute to the achievement of sustainable development. The NPPF 2024 at paragraph 10 provides as follows: 'So that sustainable development is pursued in a positive way, at the heart of the Framework is a presumption in favour of sustainable development (paragraph 10).'

The NPPF 2024 sets out the Government's planning policies for (amongst other things):
* delivering a sufficient supply of homes;
* building a strong, competitive economy;
* achieving well-designed, beautiful and safe places;
* conserving and enhancing the natural, built and historic environment.

For full details visit the government website: https://www.gov.uk

PLANNING POLICIES
Huntingdonshire's Local Plan to 2036 - adopted May 2019
*LP1: Amount of Development
*LP2: Strategy for Development
*LP4: Contributing to Infrastructure Delivery
*LP5: Flood Risk
*LP6: Waste Water Management
*LP8: Key Service Centres
*LP11: Design Context
*LP12: Design Implementation
*LP14: Amenity
*LP15: Surface Water
*LP16: Sustainable Travel
*LP17: Parking Provision and Vehicle Movement
*LP30: Biodiversity and Geodiversity
*LP31: Trees, Woodland, Hedges and Hedgerows

Supplementary Planning Documents (SPD) and Guidance:
*Huntingdonshire Design Guide SPD (2017)
*Huntingdonshire Townscape and Landscape Assessment SPD (2022)
*Developer Contributions SPD (2011)
*Cambridgeshire Flood and Water SPD (2024)
*Huntingdonshire Tree Guidance Note 3
*Annual Monitoring Report, regarding housing land supply.

Local policies are viewable at https://www.huntingdonshire.gov.uk

PLANNING HISTORY
24/01062/OUT-Outline permission with all matters reserved for proposed erection of two storey dwelling and associated works- Withdrawn 06.11.2024

Relevant planning history on adjacent sites:
24/01557/HHFUL-Erection of Garage and Store amended design-permitted 24.10.2024.
22/01029/HHFUL-2 storey side and rear extension (including Juliet balcony) with single storey rear extension following demolition of existing garage and conservatory-permitted 15.09.2022.

CONSULTATIONS
Highways-No Objection. Following a review of the documents provided to the Highway Authority as part of the above planning application, it was noted that the site is located on a private road which has eight existing dwellings and two accesses. Both accesses have adequate pedestrian and vehicular visibility on to Goldpits/Humberdate Way/Statfold Green. Therefore, no significant adverse effect upon the Public Highway should result from this proposal should it gain benefit of Planning Permission.

Parish Council- No Objection. Recommend approval and a condition is imposed to ensure the construction retains the character and appearance consistent with the existing properties on Goldpits.

Officers note the comments made by the Parish in regard to the design of the dwelling assimilating to the character and appearance of the area. This is addressed by Officers in a proceeding section of this report.

REPRESENTATIONS

No third-party representations have been received in support or objection to the development proposal at the time of determination.

SUMMARY OF ISSUES

The main issues to consider in the determination of this application are:

- Principle of development
- Design, Visual Amenity and Impact on the Character and Appearance of the Area
- Residential Amenity
- Highway Safety, Access and Parking Provision
- Biodiversity
- Flood Risk/Surface Water Drainage
- Accessible and Adaptable Dwellings
- Water Efficiency
- Other matters

*Principle of development

The National Planning Policy Framework (NPPF, 2024) states planning law requires that applications for planning permission be determined in accordance with the development plan, unless material considerations indicate otherwise.

Per Local Plan Policy LP 1, Huntingdonshire district has a housing need of at least 20,100 new homes between the period of 2011-2036. The Local Plan considers that windfall sites to contribute to the supply of new homes (Local Plan paragraph 4.4).

Furthermore, Huntingdonshire's strategy for development is set out in Policy LP2 of the Local Plan and looks to concentrate development in locations which provide, or have the potential to provide, the most comprehensive range of services and facilities and Warboys is considered to be a Key Service Centre for the district. The Local Plan considers Warboys to be a Key Service Centre as the local area has a sufficient number of services and amenities to accommodate residential development and its future occupants.

The application site is considered to be located in a Key Service Centre whereby Policy LP 8 of the Local Plan applies. Policy LP 8 states that a proposal for development on a site which is additional to those allocated in this plan will be supported where it is located within a built-up area of a Key Service Centre. The application site comprising of amenity grass land associated with No.5 Goldpits is surrounded by residential development and as such is located in the built-up area of Warboys. The principle of development is therefore considered acceptable and therefore the proposal conforms to Policies LP1, LP2 and LP8 of the development plan, subject to the following material planning considerations.

*Design, Visual Amenity and Impact on the Character and Appearance of the Area

Policies LP11 and LP12 of Huntingdonshire's Local Plan to 2036 state that developments should respond positively to their context, draw inspiration from the key characteristics of its surroundings and contribute positively to the area's character and identity.

Goldpits is a residential street within the village of Warboys and primarily comprises of two-storey, semi-detached dwellings. Many of the dwellings are link detached by flat roof single storey garages. No. 1-8 Goldpits are located off a 'U' shaped private drive with a willow tree located in the central public open space. Dwellings off the private drive are semidetached with attached recessed garages and have traditional rectangular form with flat frontages. The use of buff brick, brown roof tiles, render and white UPVC windows and doors are common materials used along Goldpits.

It is however noted that the street scene changes when traveling from Goldpits to Statfold Green. Statfold Green comprises of terrace dwellings and bungalows with flat frontages, gable roofs and chimneys constructed using red brick and brown rooftiles. White UPVC doors, windows and rainwater goods are still prevalent within the locality.

Officers visited the site as part of the application and noted a two-storey side and rear extension with single storey rear extension to No.4 Goldpits (permitted under application ref 22/01029/HHFUL) was under construction. It was also noted that a double garage for No.4 (permitted under 24/01557/HHFUL) was under construction.

The application seeks to erect a detached two storey dwelling with an attached double garage. The dwelling is designed with a gable roof, outward projection from the principal elevation by 0.8 metres and 2 metre projection from the rear elevation. Whilst particularly forward projections of dwellings along Goldpits is less common in the locality, it is noted the proposed dwelling would have a similar form to the dwellings along the Woodlands to the rear.

The dwelling would be 4.8 metres to the eves and 8.1 metres to the ridge. It is noted that the hight of the proposed dwelling would be 0.7 metres taller (to the ridge) than adjacent properties (No.4 and No.5 Goldpits). Notwithstanding this, the dwelling would be set back from the street scene by virtue of the sites positioning off a private drive and the principal elevation of the dwelling would align with No.'s 5-6 Goldpits and No.'s 7-8 Goldpits have a staggered arrangement. It is therefore considered the proposed dwelling would not be significantly taller when viewed from the street along Goldpits.

It is recognised that the siting of the dwelling would reduce the quantity of outdoor rear amenity space for No.5 Goldpits to a minimum depth of 15 metres. Notwithstanding this, HDC do not have private amenity space standards however, infill development such as this should provide adequate amount of amenity space to be provided for each residential unit and is it of a shape, size and location to allow effective and practical use by residents (HDC Design Guide SPD (Chapter 4 Implementation Questions)). Officers consider that the proposed dwelling and No.5 Goldpits would have adequate space to accommodate the basic functional needs of future and exiting occupants including space for a shed / garden storage, space to dry washing, space for planting, space for young children to play etc.

The attached double garage designed with internal dimensions of 5.3 metres in length and 5.5 metres in length and with a pyramid roof. The garage would be 2.2 metres to the eves and 5.1 metres to the ridge and as such would remain subservient to the dwelling proposed. The proposed garage would also be shorter in height when compared to the garage permitted in the residential curtilage of the adjacent dwelling (No.4 Goldpits). Whilst the garages within Goldpits are designed with either gable or flat roofs, it is noted that various garages along Woodlands have pyramid roofs. The design, scale, mass and bulk of the proposed garage is considered acceptable.

The proposed dwelling would be sited to the east of No.9 Woodlands and separated (at its closest point) from the common boundary with this adjacent neighbour by 10.9 metres. To the west of No.4 Goldpits the proposed dwelling would be separated from the common boundary by 8.2 metres. The proposed arrangement and orientation of the dwelling would situate the garage adjacent to the garage permitted under 24/01557/HHFUL. Officers consider there to be sufficient separation distance from the adjacent neighbours for the site to accommodate a 3-bedroom dwelling.

Given the above, the design, scale and massing of the proposed dwelling is considered to be acceptable. The character and appearance of this residential area is mixed and the proposal would integrate well with adjacent buildings and respond positively to its streetscene context in accordance with Local Plan Policies LP11 and LP12.

*Residential Amenity
Policy LP14 of the Local Plan to 2036 states a proposal will be supported where a high standard of amenity is provided for all users and occupiers of the proposed development and maintained for users and occupiers of neighbouring land and buildings.

The closest residential dwellings to the application site are Nos .4 and 5 Goldpits and Nos. 9 and 11 Woodlands. Due regard shall be paid to the residential amenity impacts of the proposal on the occupants of these adjacent properties.

As stated in a preceding section of this report, No.9 Woodlands is separated (at its closest point) from the common boundary with this adjacent neighbour by 10.9 metres. The eastern elevation of No.9 does not have any first-floor habitable windows which face onto the application site. The rear elevation of the proposed dwelling would be orientated towards No.9's eastern elevation and has three first floor openings which service habitable rooms. Whilst the first floor juliet balcony of the proposal may offer oblique views into the rear amenity space of No.9 Woodlands, the views would be limited and would not be considered unacceptable in planning terms given the residential setting. Officers consider there would also be no harmful overbearing or overshadowing impacts to the occupants of No.9 Goldpits as a result of the development.

In regard to the residential amenity of No.11 Woodlands, the proposed garage would be situated 2.2metres from the common boundary with No.11. The front elevation of the proposed dwelling would be situated northwest of the principal elevation of No.11 by 15.5metres. By virtue of the staggered separation between the properties, there would be no harmful overbearing, overshadowing or reduced privacy impacts for the occupants of No.11 Woodlands.

As the proposed dwelling would have no openings on its proposed northern elevation facing No.5 Goldpits, and No.5 has no side openings on its southern elevation facing the proposed dwelling and is separated from the application site with a single storey garage, there would be no harmful overbearing, overshadowing or reduced privacy impacts.

At its closest point, the proposed attached garage would be 0.8meters from the common boundary with No.4 Goldpits and the principle elevation of the dwelling would be 7.19m from the boundary. Officers note the permitted side extension included floor to ceiling windows on the ground floor western elevation which service a kitchen. However, the applicants seek to erect a 1.8m close board fence to secure the privacy of No.4's occupants. Whilst the proposed development would have first floor openings on the front elevation which would face towards No.4 Goldpits, these service a bathroom and landing which are not considered to be habitable rooms. Therefore, it is not considered that the proposed dwelling would result in any unacceptable detrimental impacts on the residential amenity of this neighbour in terms of overbearing, overshadowing or overlooking impacts.

It is considered the proposed dwelling would provide a high standard of amenity for future residents. The dwelling has been designed to meets the nationally described space standard for a 3-bedroom 6-person dwelling, it would provide adequate outdoor private rear amenity space and at the rear would be screened by 1.8m high close boarded fencing to provide privacy. All proposed habitable rooms of the property would be served with windows which offer acceptable levels of daylight and sunlight.

Given the above, it is unlikely that any significant issues in terms of overbearing impacts overshadowing or loss of light would be as a result of the development proposal. The proposal would secure a high standard of amenity for current and future occupiers of the dwelling in accordance with Policy LP14 of the Local Plan to 2036, the Huntingdonshire Design Guide, the National Design Guide and the NPPF (2024) in this regard.

*Highway Safety, Access and Parking Provision
Policy LP17 of the Local Plan to 2036 seeks to ensure that new development incorporates appropriate space for vehicle movements, facilitates access for emergency vehicles and service vehicles and incorporates adequate parking for vehicles and cycles.

As stated in preceding sections of this report, the applicants seek planning permission to use the established private drive off the adopted highway (known as Goldpits) to provide access to the proposed dwelling.

Cambridgeshire County Council have been consulted on this application as the Local Highways Authority. The Highways Officer raised no objection to the proposal from a highway's safety perspective. The Highways Officer notes both accesses have adequate pedestrian and vehicular visibility and therefore, no significant adverse effect upon the Public Highway should result from this proposal should it gain benefit of Planning Permission.

Alterations to the existing driveway of No.5 Goldpits are sought as part of this application to accommodate a shared drive with the proposed dwelling. The amenity grass to the front of No.5 would become hard stand to provide three vehicle parking spaces for the host dwelling whilst still maintaining access to No.5's garage. To the south of the shared drive and turning area two vehicle parking spaces would be provided for the new dwelling and the proposed garage would offer an additional vehicle parking space.

Huntingdonshire's Local Plan does not have specific guidance or policy stipulating the provision of parking to bedroom numbers. The proposal would provide the dwellings each with three parking spaces. Given that the village of Warboys has regular access to public transport and the site is within 320 metres of a bus stop, Officers consider three parking spaces appropriate for three-bedroom dwelling in this location.

Whilst the submitted block plan details a storage shed, no details of the secure cycle parking pursuant to design and materials have been provided to confirm a minimum of 3 bikes would be accommodated (1 bike per bedroom) in accordance with Local Plan Policy LP17. These details can be secured by condition should the development be permitted.

Given the above, it is considered that the proposal can safely be accessed, provides sufficient parking for the future occupants and would not cause significant safety issues to the surrounding highway network. Therefore, the proposal is considered compliant with Local Plan Policies LP16 and LP17 and paragraph 116 of the NPPF 2024 in this regard.

*Biodiversity and Trees
Paragraph 187 of the NPPF (2024) states planning policies and decisions should contribute to and enhance the natural and local environment. Policy LP30 of the Local Plan to 2036 requires proposals to demonstrate that all potential adverse impacts on biodiversity and geodiversity have been investigated and ensure no net loss in biodiversity and provide a net gain.

The application is accompanied with a Biodiversity Checklist which details that the biodiversity of the site is limited and as such the submission of a Preliminary Ecological Appraisal is considered unnecessary in this instance. Given the site primarily comprises of low value amenity grass land associated with the residential dwelling No. 5 Goldpits, the site is considered to be of negligible ecological value.

As of the 2nd April 2024, mandatory biodiversity net gain (BNG) is applicable on small sites as per paragraph 13 of Schedule 7A of the Town and Country Planning Act 1990 (as amended)). In this instance, evidence has been submitted which states the application falls within the self-build exemption. The evidence confirms the applicants have had the primary input into the final design and layout of a house and would occupy the proposed dwelling themselves. Officers are satisfied the proposal is exempt from a mandatory net gain as the development is self-build. As it is on this basis only that 10% BNG is not to be secured, a condition shall be imposed on any consent to ensure the property is a self-build property.

The application has demonstrated the proposal would not result in adverse impacts on biodiversity and geodiversity and any impacts which may arise can be mitigated. The proposal is considered to accord with the objectives of Policy LP30 of Huntingdonshire's Local Plan and Section 15 of the National Planning Policy Framework 2024 in this regard.

*Flood Risk and Drainage
National guidance and Policy LP5 of the Local Plan seek to steer new development to areas at lowest risk of flooding and advises this should be done through application of the Sequential Test, and if appropriate the Exceptions Test (as set out in paragraphs 172-179 of the NPPF (2024)). The site is located within Flood Zone 1 and less than 1 hectare and therefore, a flood risk assessment is not required for this proposal.

The submitted application form states surface water would be disposed of through soakways and foul water would be discharged into sewer mains. As the proposed development is minor and is at a low risk of flooding, Officers are satisfied that drainage details can be secured as part of building regulations and other relevant legislative requirements.

Overall, the proposal is considered to be acceptable with regard to its impact on both flood risk and water drainage and therefore accords with Policies LP5, LP6 and LP15 of Huntingdonshire's Local Plan to 2036 and Section 14 of the National Planning Policy Framework in this regard.

*Accessible and Adaptable Homes
Policy LP25 of the Local Plan to 2036 requires proposals for housing to meet the optional Building Regulation requirement M4(2)" Accessible and adaptable dwellings" unless it can be demonstrated that site specific factors make this unachievable.

A condition could be imposed upon any consent to ensure that the development is built in accordance with these standards and maintained for the life of the development.

*Water Efficiency
Policy LP12 of the Local Plan to 2036 requires proposals for housing to comply with the optional building regulation for water efficiency, as set out in Approved Document G.

A condition could be imposed upon any consent to ensure that the development is built in accordance with these standards and that they are maintained for the life of the development.

*Developer Contributions
Unilateral Undertaking for Wheeled Bins:
Part H of the Developer Contributions SPD (2011) requires a refuse bin payment for new residential development. A Unilateral Undertaking Form in respect of wheeled bins was received by the LPA on the 23rd January 2024. The proposed development therefore accords with Policy LP4 of the Huntingdonshire Local Plan and the Developers Contributions SPD (2011).

Conclusion and Planning Balance:
In this instance, a proposal for the erection of a residential dwelling in the built-up area of a sustainable settlement, is not considered to cause significant and demonstrable harm that would outweigh the economic, social and environmental benefits of the proposal and the proposed development is considered to be compliant with relevant national and local planning policy as:

*The principle of the development of erecting a residential dwelling in the built -up area of a sustainable settlement is acceptable.
*The proposal would not have a significantly adverse impact on the overall character of the area.
*The proposal is designed satisfactorily to safeguard the amenities of neighbouring dwellings.
*There are no overriding highway safety issues.
*The proposal will not impact existing ecology.
*Is acceptable in regard to flood risk.

Taking national and local planning policies into account, and having regard for all relevant material considerations, it is recommended that planning permission be granted, subject to the imposition of appropriate conditions.

If you would like a translation of this document, a large text version or an audio version, please contact us on 01480 388424 and we will try to accommodate your needs.

CONTACT OFFICER:
Enquiries about this report to Charlotte Dew

CONTACT OFFICER:
Enquiries about this report to **Charlotte Dew**