OFFICER REPORT

Case No: 24/01976/FUL Full Planning Application

Proposal: Demolition of outbuildings and construction of new 3-bed self build dwelling

Location: Land At 25 And 27 West Street Huntingdon

Applicant: Rob Stringer

Grid Ref: 524513 272100

DESCRIPTION OF SITE AND APPLICATION

This application seeks approval for the demolition of outbuildings and the erection of one dwelling on land to the rear of No. 25 West Street, Huntingdon.

The site is located in a predominantly residential area in the south-east corner of Huntingdon within the Huntingdon Conservation Area.

The proposed dwelling would be 8.319 metres and 2.5 storey in height, of a pitched roof design with its ridgeline running parallel to the highway, measuring 5.450 metres in width and 10.5 metres in depth, constructed with yellow buff brick walls, grey roof tiles and UPVC windows and doors. The proposed dwelling would face onto the public highway of Cross Street.

It is noted that this current application follows a preapplication submission for a single dwelling on the site and two subsequent applications. The first (21/01243/FUL) was withdrawn due to concerns regarding scale, with the second (23/01597/FUL), refused in March 2024 principally on its scale, bulk, height, design and features which were considered to detrimentally impact the Huntingdon Conservation Area. This current application seeks to address previous concerns and remains a proposal for a single residential dwelling.

Over the course of this current application, amended plans were sought and received which lowered the proposed two-storey front wing into a single storey element. These amendments were required to lessen the impact upon the Huntingdon Conservation Area and wider street scene as recommended by Officers, including the Huntingdonshire Conservation Officer on impact to heritage assets and impact to the character and appearance of the wider area. Given the change was for a lowering of one element which did not change the footprint of the proposal or impact any other element, it is considered by officers that the proposed change would not prejudice any future occupiers or third party, further formal reconsultation was not undertaken.

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

NATIONAL GUIDANCE

The National Planning Policy Framework (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 11).'

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.

Section 72 of the Planning (Listed Buildings and Conservation Areas) 1990, Planning Practice Guidance and the National Design Guide 2021 are also relevant and material considerations.

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
LP7: Spatial Planning Areas
LP11: Design Context
LP12: Design Implementation
LP14: Amenity
LP15: Surface Water
LP16: Sustainable Travel
LP17: Parking Provision and Vehicle Movement
LP25: Housing Mix
LP30: Biodiversity and Geodiversity
LP31: Trees, Woodland, Hedges and Hedgerows
LP34: Heritage Assets and their Settings

Huntingdon Neighbourhood Plan 2018-2026 - adopted September 2019

Policy BE1: Design and Landscaping
Policy BE2: Local Distinctiveness and Aesthetics
Policy BE3: Heritage Assets
Policy TT1: Sustainable Transport

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

Supplementary Planning Documents (SPD) and Guidance:

Huntingdonshire Design Guide Supplementary Planning Document 2017
Developer Contributions SPD 2011
Huntingdonshire Landscape and Townscape SPD (2022)
Huntingdonshire Strategic Flood Risk Assessment (2024)
Cambridgeshire Flood and Water SPD 2017
LDF Developer Contributions SPD (2011)
Annual Monitoring Review regarding housing land supply (2020)
Cambridgeshire and Peterborough Minerals and Waste Local Plan (2021)
The National Design Guide (2021)

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

PLANNING HISTORY

21/01243/FUL - Demolition of out buildings and construction of new 4 bed dwelling at land to the rear of no.s 25 and 27 West Street – WITHDRAWN.

23/01597/FUL for Demolition of outbuildings and construction of new 4-bed dwelling at land to the rear of no 25 West Street., REFUSED 22.03.2024.

CONSULTATIONS

Huntingdon Town Council - No response.

Huntingdonshire District Council's Environmental Health Team: No objections.

Cambridgeshire County Council's Highway Authority - No objections subject to highway safety conditions relating to the removal of Permitted Development Rights for gates, that the vehicular access is in accordance with the Cambridgeshire County Council construction specification, that the parking shall be in accordance with the approved plans, that a metalled surface shall be provided for a minimum distance of 5m along the access road from its junction with the public highway and that the access shall be constructed with adequate drainage measures to prevent surface water run-off onto the adjacent public highway, in accordance with a scheme submitted to and approved in writing by the Local Planning Authority. The Highways Officer has also recommended a number of standard informatives be appended to any consent given to the proposals.

The Highways Officer has also pointed out that the planning Authority will need to consider if there is any loss of parking associated with the parent properties in creating the new dwelling, which may lead to any issues of residential amenity in the location.

Huntingdonshire District Council's Conservation Officer - Requested amendments comprising removal of the front wing due to concerns that the hipped roof on the front element conflicts with the rest of the dwelling which has a pitched roof.

Huntingdonshire District Council's Urban Design Team - Overall support but recommend the front gable two-storey projection that extends 2 metres from the front elevation with a 6.504 metre height is reduced in height to single storey and the hipped roof canopy be flat-roofed so that the proposed dwelling would have a flat-fronted appearance in line with other buildings in the vicinity and to be more in keeping with the wider Conservation Area, being mindful of the Conservation Officer's Comments.

Huntingdonshire District Council's Arboricultural Officer - Recommends approval of the application, subject to conditions requiring the development to be undertaken following the recommendations within the submitted Tree Protection Plan and Arboricultural Impact Assessment.

REPRESENTATIONS

Three letters of objection were received during the course of the application raising concerns over the following summarised matters:

*Overdevelopment in a Conservation Area which would change the character of the street to its detriment.
*Loss of mature trees, including a large mature ash tree, which are of high biodiversity value and nationally declining. Would not preserve or conserve trees so are contrary to Huntingdonshire Local Plan

*Inappropriate infill development and insufficient set back, not respect the established building line given modern dwellings have been constructed with a setback. This proposal would cause a precedent.
*Blocking sunlight and daylight to 4a Cross Street and facing properties on Cross Street.
*Noise and disruption to neighbours who work from home. 4a Cross Street.

Full comments can be viewed on the councils website.

SUMMARY OF ISSUES

When determining planning applications, it is necessary to establish what weight should be given to each plan's policies in order to come to a decision. The following legislation, government policy and guidance outline how this should be done.

As set out within the Planning and Compulsory Purchase Act 2004 (Section 38(6)) and the Town and Country Planning Act 1990 (Section 70(2)) in dealing with planning applications the Local Planning Authority shall have regard to have provisions of the development plan, so far as material to the application, and to any other material considerations. This is reiterated within paragraph 48 of the NPPF (2024). The development plan is defined in Section 38(3)(b) of the 2004 Act as "the development plan documents (taken as a whole) that have been adopted or approved in that area".

In Huntingdonshire the Development Plan consists of:

o Huntingdonshire's Local Plan to 2036 (2019)
o Cambridgeshire & Peterborough Minerals and Waste Local Plan (2021)
o St Neots Neighbourhood Plan 2014-2029
o Godmanchester Neighbourhood Plan (2017)
o Houghton and Wyton Neighbourhood Plan (2018)
o Huntingdon Neighbourhood Plan (2019)
o Bury Village Neighbourhood Plan (2021)
o Buckden Neighbourhood Plan (2021)
o Grafham and Ellington Neighbourhood Plan 2020-2036 (2022)
o Great Gransden Neighbourhood Plan 2021 to 2036 (2023)
o The Stukeleys Neighbourhood Plan 2022 to 2036 (2023)
o Sawtry Village Neighbourhood Plan 2022 to 2036 (2023)

The statutory term 'material considerations' has been broadly construed to include any consideration relevant in the circumstances which bears on the use or development of the land: Cala Homes (South) Ltd v Secretary of State for Communities and Local Government & Anor [2011] EWHC 97 (Admin); [2011] 1 P. & C.R. 22, per Lindblom J. Whilst accepting that the NPPF does not change the statutory status of the Development Plan, paragraph 2 confirms that it is a material consideration and significant weight is given to this in determining applications.

The main issues to consider are:

o The Principle of Development
o Design, Visual Amenity and Impact on Heritage Assets
o Residential Amenity
o Highway Safety and Parking Provision
o Flood Risk and Surface Water
o Biodiversity
o Trees
o Developer Contributions
o Accessible and Adaptable Homes
o Water Efficiency

*The Principle of the Development

The site is located within a residential area of Huntingdon, which the adopted Huntingdonshire Local Plan to 2036 identifies as a Spatial Planning Area and as such, Policy LP7 is considered relevant.

Policy LP7 of the adopted Local Plan states that a proposal for residential development on a site which is additional to those allocated in the Local Plan will be supported where it is appropriately located within a built-up area of an identified Spatial Planning Area settlement.
Given the proposal seeks approval for the erection of a residential dwelling within an existing residential area of Huntingdon, the principle of development is considered to be acceptable in this instance, subject to all other planning matters being addressed.
It is noted that the applicant has confirmed that the proposal would meet the legislative requirements as defined in the Self-build and Custom Housebuilding Act 2015.

*Design, Visual Amenity and Impact on Heritage Assets

Policy LP11 of the Local Plan states that a proposal will be supported where it is demonstrated that it responds positively to its context. Policy LP12 states that new development will be expected to be well designed and that a proposal will be supported where it can be demonstrated that it contributes positively to the area's character and identity and successfully integrates with adjoining buildings and landscape. This is also reflected in Policies BE1 and BE2 of the Huntingdon Neighbourhood Plan, Huntingdonshire Design Guide SPD and Section 12 of the National Planning Policy Framework.

The Local Planning Authority is required to ensure that with respect to any buildings or other land in a Conservation Area, special attention shall be paid to the desirability of preserving or enhancing the character or appearance of that area, through the Planning (Listed Buildings and Conservation Areas) Act 1990 at Section 72. This is also reflected in Policy LP34 of the Huntingdonshire Local Plan, Policy BE3 of the Huntingdon Neighbourhood Plan to 2036, and Section 16 of the National Planning Policy Framework.

The NPPF December 2024 states that Local Planning Authorities need to take account of the desirability of sustaining and enhancing the significance of heritage assets (para 203). It also states that great weight should be given to the conservation of a heritage asset (para 205) and that any harm to or loss of significance would require clear and convincing justification (para 206).

The proposed site lies within the Huntingdon Conservation Area, within the late 19th Century development of Newtown. Huntingdon Conservation Area Character Assessment describes Newtown as a distinct part of the Conservation Area. It goes on to describe the existing development of Newtown as having a powerful hierarchical order, with the grand terrace on Hartford Road of a higher architectural order than the rest of Newtown, and Cross Street and South Street as originally service streets (although Cross Street now has its own frontages).
The proposal involves the demolition of two existing outbuildings and the erection of a detached, two-and-a-half storey, three-bedroom dwelling within the existing rear garden land to the rear of Nos. 25 and 27 West Street, Huntingdon.

Nos. 25 and 27 West Street and their gardens were built and laid out pre-1880, recorded in the Ordnance Survey map of 1880 and have survived today. They form part of the late 19th century development of Newtown and make a positive contribution to the significance, character and appearance of the Conservation Area. Some limited infill development has taken place within Newtown, and Cross Street contains a number of small modern two storey houses, as well as a number of small scale late 19th century buildings which reflect the overall character of Newtown and its late 19th century/early 20th century housing.

It is acknowledged that Cross Street has been subject to a number of infill development over the years. This has largely been piecemeal resulting in a high number of detached units of various plot widths, design and materials. Nevertheless, existing dwellings on Cross Street are predominantly 2 storeys with a smaller number of 2.5 storeys. The majority of these dwellings are in buff brick and located close to or immediately adjacent to the back edge of the highway. There is no overall prevailing approach to building form (with dwellings either arranged with gable frontages or with roofs parallel with the road), frontage boundaries and threshold treatments or arrangement and provision of parking.

The proposal has been amended over the course of the application. Originally the proposal featured a two-storey hipped roof element projecting 2 metres to the front with hipped-roof canopy over the front door which was objected to by the Huntingdonshire District Council's Conservation Officer who considered this element to be a narrow addition at odds with the main house. Subsequently, this element was reduced to two storey and a flat-roof canopy was introduced. No other element of the proposal was altered.

Planning permission is sought for a pitched-roof detached dwelling with its ridgeline parallel to Cross Road with a single storey 2 metre gable projection to the front and single storey pitched roof projection to the rear. Velux rooflights would be on the front and rear roof plane. The proposed dwelling would 3-bedroom and would be constructed in yellow buff brick, grey concrete tiles and white uPVC or aluminium windows, doors, fascias soffits and rainwater goods.

Taking into consideration the comments from the councils Conservation Officer and previous planning history on the site, subsequent amendments, and proposed use of materials that are common in the street scene and wider Conservation Area, officers consider that siting, design and materials proposed reflect the predominant character and appearance of the area and compliment the host dwelling. Therefore, it is considered that the proposed dwelling and would assimilate into the area appropriately and is acceptable.

A third party objected to the proposals on the basis of inappropriate infill development in a Conservation Area and setback being contrary to the established building line which could subsequently establish a detrimental precedent in both design and heritage terms. The proposed dwelling is located 1.847 metres from Cross Street, close to the back edge of the pavement reflecting the approximate building line of built development found on Nos. 14, 15 and 16 Cross Street to the North, No. 10 to the South, Nos. 1, 1a-3, 4 and 6 to the East and outbuildings to the rear of No.23 West Street. However, given there is no uniform or common defined set back on Cross Street and that infill dwellings are common along this road, officers consider that it would be unreasonable to refuse the proposal on setback or infill reasons in this instance and would be indefensible should an appeal be lodged against the proposal.

The proposals include a tandem parking to the eastern side of the dwelling which could accommodate nos.2 off-road parking spaces, with cycle and bin storage behind the parking spaces and obscured via fencing. From a design perspective, these parking spaces and location of bin and cycle storage are considered appropriate and would prevent street clutter and are supported.

Given the location of the dwelling in a Conservation Area and lack of details regarding boundary treatment, soft landscaping, defensible threshold planting, brickwork and fencing, it is recommended to secure specific details of materials and hard and soft landscaping via condition. A levels condition is also recommended to ensure the proposal would not dominate surrounding dwellings.

As such, subject to conditions, the proposal is considered to overall accord with to Section 72 of the Planning (Listed Buildings and Conservation Areas) 1990, Policies LP11, LP12 and LP34 of Huntingdonshire's Local Plan to 2036, Policies BE1, BE2 and BE3 of the Huntingdon Neighbourhood Plan to 2026, the Huntingdonshire Design Guide SPD and Sections 12 and 16 of the National Planning Policy Framework subject to conditions.

*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 neighbouring residential properties that are likely to be impacted upon as a result of the proposed development are Nos. 23, 25, 27 and 29 West Street and Nos. 4, 12 and 14 Cross Street, Huntingdon. It is noted that third-party comments have raised concern including loss of light and noise and disturbance.

With regards to the neighbouring properties to the south-west on West Street, the proposed dwelling is considered to have an acceptable first-floor back-to-back distance (approximately 26m to the closest neighbouring property - No. 27) that would exceed the recommended 21m in the Huntingdonshire Design Guide SPD. It is also worth noting that the proposed back-to-back distance is similar to that between existing properties along Cross Street and West Street to the north and south of the site. The proposed separation distance would help reduce inter-looking between first floor windows and would maintain privacy to existing surrounding dwellings.

Furthermore, the proposed dwelling would be approximately 8.5m from the shared boundary to the neighbouring properties along West Street (at two-storey in height) and is therefore not considered to result in any detrimental overbearing or overshadowing impacts on the neighbouring properties private rear amenity spaces to these rear neighbours.

The proposed dwelling is not considered to result in any significantly detrimental overbearing or overshadowing impacts on the neighbouring property of No. 14 Cross Street as the proposed dwelling would only marginally extend beyond the rearmost elevation of the neighbouring property approximately 5.6m away with the roof sloping away from the boundary. The proposed dwelling would also not result in any detrimental overlooking impacts on No. 14 Cross Street as there would be no first-floor or second floor north-west side elevation windows and the proposed rooflight would serve a non-habitable room (Ensuite). Furthermore, given the distance to the neighbouring property of No. 12 Cross Street (approximately 15.4m between boundaries), the proposed dwelling is not considered to result in any detrimental overbearing, overshadowing or overlooking impacts on the neighbouring properties amenities.

With regard to the dwelling across the road a No. 4 Cross Street, the relationship would be similar to other properties in the street and is therefore considered to be acceptable in terms of environmental impacts.

Amenity of Future Occupiers

The Local Planning Authority are satisfied that the proposed development would provide appropriate private amenity spaces for the proposed dwelling as well as retaining adequate private garden amenity space for the existing dwellings at Nos. 25 and 27 West Street.

In terms of internal space for future occupiers, the proposed gross internal area is over 105sqm. The proposed dwelling features 2 double bedrooms and 1 single bedroom which accord with the nationally described space standards (NDSS). The proposal exceeds the overall floorspace which is recommended for 3-bed 4-person, three storey home. Accordance with the NDSS is not a policy requirement within the Huntingdonshire Local Plan to 2036 but provides some context in terms of living space. In this instance, the proposed internal space is considered appropriately functional and acceptable such that future occupiers would experience a good standard of amenity in this regard.

Overall, taking the above factors into consideration, the proposal is considered to be acceptable with regard to its impact on residential amenity and therefore accords with Policy LP14 of Huntingdonshire's Local Plan to 2036, the Huntingdonshire Design Guide SPD and Section 12 of the National Planning Policy Framework in this regard.

*Highway Safety and Parking Provision

The proposed dwelling would be accessed via Cross Street, an unclassified road subject to a 30mph speed limit. The proposal would utilise existing dropped kerbs that serve the existing garage. The proposed dwelling would have three bedrooms and proposes two off-street car parking in tandem along the west of the dwelling.

Cambridgeshire County Council's Highways Officer has pointed out that the Planning Authority will need to consider the amount of parking proposed and any loss of parking with the parent property and any amenity issues that this may cause.

The proposed car parking reflects the arrangement of side drives found on Nos. 1a, 3a, 4a, 10, 14a, 15 and 16 Cross Street. The tandem parking spaces are 2.5m wide and 5m long with a maximum of 3.369 metres of open space between the western side of the dwelling and the boundary shared with the rear of No. 23 West Street. This is supported and accords with the recommended space guidance for allowing a bike to be manoeuvred past a parked car as well as access to the rear garden. It is not considered that the loss of parking for Nos, 25 and 27 West Street is significant, given the location of the site with on-street parking on West Street and close proximity to commercial, religious and leisure opportunities in Huntingdon town centre which could be accessed via public transport, cycle opportunities and on foot in this instance.

The proposal involves the provision of cycle storage for at least three bicycles and is therefore in accordance with Policy LP16 of the adopted Huntingdonshire Local Plan to 2036 in this regard.

Overall, subject to conditions and informatives recommended by the Cambridgeshire County Council's Highways Officer, the proposal is considered acceptable in terms of its impact on highway safety and therefore accords with Policies LP16 and LP17 of Huntingdonshire's Local Plan to 2036, Policy TT1 of the Huntingdon Neighbourhood Plan to 2026 and Section 9 of the National Planning Policy Framework in this regard.

*Flood Risk

The site is at the lowest risk of flooding according to the Huntingdonshire Strategic Flood Risk Assessment 2017 and Environment Agency Flood Map for Planning (Flood Zone 1) and the proposal is for minor development. Accordingly, the sequential and exceptions tests for flooding nor the submission of a flood risk assessment are considered necessary in this instance in accordance with the NPPF and NPPG.
Given the low flood risk and minor scale of development, officers are satisfied that full details of the surface and foul water drainage can be secured as part of building regulations and other relevant legislative requirements in this instance.

Overall, the proposal is considered to be acceptable with regard to its impact on both flood risk and surface water 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.

*Biodiversity

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 where possible,

through the planned retention, enhancement and creation of habitats and wildlife features, appropriate to the scale, type, and location of development.

The proposal is for a self-build dwelling and is therefore exempt from Biodiversity Net Gain is accordance with the Biodiversity Gain Requirements (Exemptions) Regulations 2024. The proposal however would still need to provide a net gain of biodiversity in accordance with Local Plan Policy LP30. It is also noted that a third party has objected to the removal of an Ash tree as it provides biodiversity opportunities.

A Preliminary Ecological Appraisal (PEA) prepared by a qualified ecologist (Denny Ecology, dated October 2024) has been submitted, which notes that the site is mainly laid to lawn with a few boundary tress, shrubs and outbuildings, which have the potential to provide habitats for protected species, including negligible bat roosting areas and common birds, although neither were evidenced on a site inspection, including the existing Ash tree. The report concludes that the proposed development will not significantly impact any protected species, subject to adherence to recommendations set out in Part 4 of the PEA. The Local Planning Authority are satisfied that the recommendations set out in the submitted PEA are appropriate and satisfactory and recommend planning conditions securing the recommendations within the report. Furthermore, a condition would be imposed on any planning permission granted to secure biodiversity enhancement measures. Therefore, white the loss of the Ash tree is regrettable, given conditions would ensure a net gain in biodiversity, the proposal would accord overall with Local Plan Policy LP30 and would not be refusable on detrimental impacts to biodiversity on the site.

A condition is recommended to ensure the property would be a self-build property, as it is on this basis only that 10% BNG is not to be secured.

Therefore, overall, subject to conditions, the proposal is considered to broadly be in accordance with Policy LP30 of Huntingdonshire's Local Plan to 2036 and Section 15 of the National Planning Policy Framework (2024) in this regard.

*Impact to Trees

Policy LP31 of the adopted Huntingdonshire Local Plan to 2036 states that a proposal will be required to demonstrate that the potential for adverse impacts on trees, woodland, hedges and hedgerows has been investigated. Furthermore, a proposal will only be supported where it seeks to conserve and enhance any existing tree, woodland, hedge or hedgerow of value that would be affected by the proposed development. Paragraph 136 of the 2024 National Planning Policy Framework states that trees make an important contribution to the character and quality of urban environments and decisions should ensure that existing trees are retained wherever possible.

It is noted that a third party has raised concerns that the removal of an Ash Tree would be in conflict with Policy LP31 of the adopted Huntingdonshire Local Plan to 2036 as it seeks to conserve and enhance trees of value.

The application has been accompanied by an Arboricultural Impact Assessment (OMC Associates, dated 2 September 2024), which identifies eight trees onsite. These are graded as one B grade (Ash tree T7), one C/B grade and the remainder C grades. The proposal involves the removal of four B/C grade trees leaving one on- site T1 mature common holly tree.

The Councils Tree Officer has reviewed the application, noting that none of the trees, including the Ash tree (which nationally is in decline due to Ash die back disease) on site do not provide significant amenity or biodiversity value, and would not be worthy of Tree Preservation Orders.

Nevertheless, the proposal would result in a degree of transgression into the protected Root Protected Areas of retained trees. Furthermore, trees T2, T3, and T4 overhang the boundary and could cause shading onto the proposed dwelling in winter months so would likely require significant

pruning in order to allow access for construction and it is likely that trees onsite will be under on-going pressure to be pruned back and improperly pruned, or removed entirely.

Overall, however, the Council's Tree Officer raises no objection to the proposal and considers that the applicant has demonstrated that the proposal will most likely not have a significant detrimental impact on nearby trees that are to be retained. Therefore, while it is acknowledged that the proposal would not comply with Policy LP31 as it does not seek to conserve and enhance or mitigate any existing or loss of tree, woodland, hedge or hedgerow of value that would be affected by the proposed development, given the nature, size and location of the site in an urban area within existing garden land, the proposed tree constraints plan and recommended tree protection measures are also considered acceptable (subject to condition) and will ensure minimal impact on the arboricultural interest of the site.

Accordingly, the proposal is considered to be acceptable against Policy LP31 of the adopted Huntingdonshire Local Plan to 2036 and Sections 12 and 15 of the National Planning Policy Framework in this regard.

*Developer Contributions

Part H of the Developer Contributions SPD (2011) requires a payment towards refuse bins for new residential development. It is noted that evidence has been provided to the Local Planning Authority via a Unilateral Undertaking for wheeled bins to the value of £170.00 has been submitted with the application. On this basis the proposal would is considered to provide a satisfactory contribution to meet the tests within the CIL Regulations. The proposal therefore accords with Policy LP4 of the Huntingdonshire Local Plan to 2036 and the Developer Contributions Supplementary Planning Document (2011).

*Accessible and Adaptable Dwellings

Policy LP25 of the Huntingdonshire's Local Plan to 2036 seeks to ensure that all housing developments in the district offers a genuine choice of Accessible and adaptable dwellings that meet the requirements of residents:

f. ensuring 100% of new dwellings, across all tenures provided, meet Building Regulation requirement M4 (2) 'accessible and adaptable dwellings' (or replacement standards).

To ensure that the development can meet these standards a condition would be imposed on any permission that may be granted in this regard in accordance with Policy LP25 of Huntingdonshire's Local Plan to 2036.

*Water Efficiency

Policy LP12 (j) of the Local Plan to 2036 states that new dwellings must comply with the optional Building Regulation requirement for water efficiency set out in Approved Document G of the Building Regulations. A condition will be attached to any consent to ensure compliance with the above, in accordance with Policy LP12 (j) of Huntingdonshire's Local Plan to 2036.

*Conclusion

The proposed development is considered to be compliant with the relevant national and local policy as it is:

*Acceptable in principle

And it:

* Is of an appropriate scale and design;
* Would not be detrimental to the setting of the Huntingdon Conservation Area;
* Would not be detrimental to highway safety in the locality;
* Would not result in an increased risk of flooding in the locality;
* Is acceptable with regards to the impact on biodiversity and trees and
* There are no other material planning considerations which lead to the conclusion that the proposal is unacceptable.

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:
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