Our Ref: 24/80429/COND
Your Ref: H9354

7 February 2025

Mr G Boreham
Morton & Hall Consulting Ltd
1 Gordon Avenue
March
PE15 8AJ

Pathfinder House, St Mary's Street
Huntingdon. PE29 3TN
Developmentcontrol@huntingdonshire.gov.uk
01480 388424

www.huntingdonshire.gov.uk

Dear Mr Boreham

HUNTINGDONSHIRE DISTRICT COUNCIL
Application for Discharge of planning condition(s)

Proposal: Discharge of conditions 9 (levels) and 11 (bin and cycle storage) of 23/00787/FUL

Site address: 8 Olivia Road Brampton Huntingdon PE28 4RP

Your client: Brownlow

Please find enclosed our formal decision notice relating to above application for approval of details relating to the above planning condition.

Yours sincerely

Clara Kerr
Chief Planning Officer

Pathfinder House, St Mary's Street
Huntingdon. PE29 3TN
Developmentcontrol@huntingdonshire.gov.uk

01480 388424

www.huntingdonshire.gov.uk

Mr G Boreham
Morton & Hall Consulting Ltd
1 Gordon Avenue
March
PE15 8AJ

Our Ref: 24/80429/COND
Your Ref: H9354

7th February 2025

Dear Mr Boreham

Town And Country Planning (Development Management Procedure) (England) Order 2015 (Amended).

Proposal: Discharge of conditions 9 (levels) and 11 (bin and cycle storage) of 23/00787/FUL

Site address: 8 Olivia Road Brampton Huntingdon PE28 4RP

Applicant: Brownlow SolarSavings 4 U Ltd

I refer to your application above received on 6 December 2024 and the plans, drawings and documents which form part of the application as described below.

The following conditions are APPROVED

Condition 9 - Levels
Condition - No development, except for demolition or site clearance, shall take place until details showing the finished floor levels of the proposed dwelling(s) in relation to the existing and proposed ground levels of the site and surrounding land has been submitted to and approved in writing by the Local Planning Authority. The development shall be constructed in accordance with the approved details.

Reason - To ensure that before any development commences the impact on the amenity of the area can be fully assessed and protected in accordance with Policies LP12 and LP14 of the Huntingdonshire Local Plan to 2036.

Submitted Documents/Drawings:
- Drawing No: H9354/00B, titled 'Existing Site Plan, Proposed Site Plan & Location Plan by Morton and Hall Consulting Limited, dated Oct 2024.

Condition 9 was imposed to ensure the proposal would not detrimentally impact residential amenity. The submitted survey plan (dwg H9354/00B) shows the existing floor level of the site is around 13.35 AOD and Olivia Road is set slightly lower at around 12.92 AOD. As

indicated on dwg H9354/00B, the proposed dwelling would have a FFL of 13.65 AOD. Officers are therefore satisfied that the dwellings would not dominate the surrounding buildings or cause an unacceptable impact to residential amenity given the finished floor level will be similar to the existing when elements such as damp proof coursing and air bricks are taken into account. The submitted details therefore accord with Policy LP12 and LP14 of the Huntingdonshire Local Plan to 2036.

Conclusion:
The details submitted relating to Condition 9 of planning reference 23/00787/FUL - received by the Local Planning Authority on 6th December 2024 are acceptable to the Local Planning Authority and comply with the submission requirements of the condition. It remains for the works to be carried out in accordance with the approved details.

Condition 11 - bin and cycle storage
Condition - Prior to the first occupation of the replacement dwelling hereby approved, full details of bin and cycle storage demonstrating one secure and covered cycle space per bedroom including details of external materials and construction shall be submitted to and approved in writing by the Local Planning Authority. The bin and cycle storage shall be carried out in accordance with the approved details prior to first occupation of the dwelling hereby permitted and thereafter retained in perpetuity.

Reason - In the interest of visual amenity and to promote sustainable modes of transport in accordance with Policies LP10, LP11, LP12, LP16 and LP17 of the Huntingdonshire Local Plan to 2036.

Submitted Documents/Drawings:
- Drawing No: H9354/00B, titled 'Existing Site Plan, Proposed Site Plan & Location Plan by Morton and Hall Consulting Limited, dated Oct 2024.
- Email dated 6.1.25 confirming dimensions of bin and bike stores (Bin Store - 500mm x 1600mm, Cycle store - 900mm x 1800mm).

The submitted details confirm the cycle and bike store to be located close to the eastern flank wall behind a 1.8m high fence, both constructed in timber. The proposed annotated cycle store measures 0.9m x 1.8m which could accommodate the required three cycles (1 per bedroom) as set out in Local Plan Policy LP17. Therefore, the submitted details accord with policies LP10, LP11, LP12, LP16 and LP17 of the Huntingdonshire Local Plan to 2036.

Conclusion:
The details submitted relating to Condition 11 of planning reference 23/00787/FUL - received by the Local Planning Authority on 6th January 2025 are acceptable to the Local Planning Authority and comply with the submission requirements of the condition. It remains for the works to be carried out in accordance with the approved details.

Yours sincerely

C. Kerr

Clara Kerr
Chief Planning Officer
Date: 7 February 2025