
Appeal Decision

Site visit made on 3 September 2019

by Bhupinder Thandi BA (Hons) MA MRTPI

an Inspector appointed by the Secretary of State

Decision date: 15 October 2019

Appeal Ref: APP/H0520/W/19/3228294

Land between 2-3 Hodsons Drive, Huntingdon, Cambridgeshire PE29 1JU

- The appeal is made under section 78 of the Town and Country Planning Act 1990 against a refusal to grant outline planning permission.
 - The appeal is made by Astute Home Solutions Ltd against the decision of Huntingdonshire District Council.
 - The application Ref 18/02124/OUT, dated 5 October 2018, was refused by notice dated 15 March 2019.
 - The development proposed is the erection of wheelchair accessible bungalow.
-

Decision

1. The appeal is dismissed.

Procedural Matters

2. Outline planning permission is sought with all matters reserved for future consideration. I have determined the appeal on this basis.
3. The Huntingdonshire Local Plan (1995); Huntingdonshire Local Plan Alterations (2002); and the Huntingdonshire Local Development Framework Core Strategy (2009) referred to by the Council in its decision notice have been superseded by policies in the Huntingdonshire Local Plan which has been adopted since the appeal was submitted. The Council has suggested how revised reasons for refusal would read to reflect the new local plan and this has also been addressed by the appellant. I am therefore satisfied that my decision can be made in light of the new policies without prejudice to any party.
4. The main issue in this appeal is the effect of the development upon the character and appearance of the surrounding area.

Reasons

5. The appeal site is located at the end of a Hodsons Drive which is a small residential cul-de-sac comprising six properties. The site comprises a parcel of land next to No 3 Hodsons Drive. Dwellings in the cul-de-sac vary in terms of scale, with bungalows and two storey dwellings present. No 2, next to the appeal site, is a detached bungalow, whilst No 3, is a two-storey semi-detached dwelling.
6. Notwithstanding that the layout is for future consideration and the existing variety of dwellings in terms of appearance, scale and frontages in Hodsons Drive the development would result in an uncharacteristic concentration of built

form at the end of the cul-de-sac which would adversely affect the general layout in this residential street. It would fail to integrate with the pattern of development in the surrounding area. This is irrespective of whether the garden would be appreciated from the street.

7. I note the appellants comments in relation to the need for specialist housing. However, the benefit of one dwelling towards meeting this need would not outweigh the harm that I have identified and that would justify a different overall conclusion that the appeal should be dismissed.
8. In conclusion the proposed development would harm the character and appearance of the surrounding area contrary to Policies LP2, LP11 and LP12 of the Huntingdonshire Local Plan (2019) and the Huntingdonshire Design Guide SPD (2017) which promote high quality design that responds to its context and positively contributes to an area. Accordingly, the appeal does not succeed.

B Thandi

INSPECTOR