

Our ref: MB1237

Your ref: 25/00581/OP

Matt Brewer

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Development & Planning
North Hertfordshire District Council
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FAO: Alex Howard

Dear Mr Howard

**PLANNING OBJECTION – APPLICATION REFERENCE 25/00581/OP
LAND BETWEEN CHAIN COTTAGE AND 40 GARDINERS LANE, ASHWELL, SG7 5LZ**

I write on behalf of our client, The Henry Colburn Trust (the Trust), in respect of outline planning application 25/00581/OP for the erection of a single dwelling on the unused piece of land between Chain Cottage and 40 Gardiners Lane.

The Trust owns the land neighbouring this application site directly to the east. We have reviewed the application documents and drawings available online, and considered the policies and guidance set out within the NPPF and Local Plan.

It is recognised that the new NPPF seeks to boost housing delivery and that the site is located within the Village Settlement Boundary of Ashwell, which is identified by the Development Plan as being a focus for new housing and a location for windfall housing development to assist in meeting the Council's housing need. Whilst the Trust therefore has no objection to the principle of a single dwelling being delivered on this site as per the Spatial Strategy within the Local Plan and Neighbourhood Plan, the proposals do raise a number of concerns as a result of the proposed position and form of the dwelling as shown on the submitted outline application drawings.

The application drawings show the proposed dwelling to be positioned to the rear of the site, up against the rear boundary of the site with the land owned by the Trust. Objections are therefore raised on the following grounds:

Character and Form of the Settlement

Gardiners Lane is bordered by a mix of residential dwellings on the eastern side. It is understood that the site historically contained a residential dwelling, which sat towards the front of the site in line with the existing residential properties. The character of this side of Gardiners Lane is dwellings set towards the front of their plots, with highway access to the front and rear gardens beyond. The proposed position of the dwelling to the rear of the site will be out of keeping with the established form of development on this side of the road and the character of residential development in this part of the Conservation Area. As a result of the position of the dwelling within the site the proposed dwelling therefore does not reinforce the local character of the

site's context or conserve the character of the Conservation Area. As such it is contrary to the requirements of Policies D1 and SP1 of the Local Plan, and Policy ASH3 of the Neighbourhood Plan.

Inadequate Amenity

The proposed dwelling as sited within the plot will not result in the provision of adequate amenity space for future residents of the house. The proposal as shown will also not provide adequate amenity to the ground floor rooms to the rear of the dwelling due to the proximity of the built form to the rear boundary.

The position of the house means that the only external amenity areas associated with the dwelling are to be accommodated the front of the property. The proposed position of the dwelling, together with the access arrangements, mean that the amenity area to the front of the property is compromised, with a lack of privacy and impacts of activity associated with the road and access.

Whilst the ground floor accommodation provides an open plan living room with windows facing east and west, the outlook from the kitchen area to the east will be significantly impacted by the proximity of the building to the boundary to the rear and the outlook directly onto the rear boundary treatment. Bedroom 2 will be further compromised as its only outlook will be from windows positioned only 1 metre from the rear and side boundaries at ground floor providing inadequate outlook, a sense of enclosure within this room and impacting on potential daylight and sunlight that will be received internally.

As a result of the position of the dwelling to the rear of the site, the proposed will not deliver suitable levels of internal or external amenity for its future residents and is therefore contrary to the Local Plan and NPPF.

Impact on Trees and Natural Habitat to the Rear Boundary

The application site contains a number of trees and areas of planting along the rear boundary of the site. The proposed construction of the dwelling within 1 metre of the rear boundary would impact on this existing habitat and likely require either the substantial or complete removal of the existing trees and planting in this location along the eastern edge of the site.

No Tree Survey, Arboricultural Impact Assessment, Ecology Assessment or Biodiversity Report is evident from the information available on the website. It is therefore not possible to assess and consider the potential impact of the proposals on the trees and existing biodiversity, and inadequate information is provided in this regards.

Whilst it is anticipated that there is scope for appropriate pruning and selective removal along the eastern edge of the site to improve the condition and quality of the planting and habitat along this boundary, the proposals as sited only 1 metres from the rear boundary will likely require extensive removal or complete loss of the planting along this edge which would have a detrimental impact on the visual amenity of the site and area, and the relationship with the land beyond to the east.

Further information in respect of the existing trees, planting and ecology on this boundary is required to be submitted and made available for review in order to understand the impact of the proposals, enable full assessment of the proposed siting and construction of the dwelling, and ensure the scheme is appropriately responding to the existing arboricultural and biodiversity context of the site.

Conclusion

Due to the position of the proposed dwelling, sited to the rear of the plot within close proximity to the rear boundary, the property will result in unacceptable impacts in respect of:

- The character and form of existing dwellings on this side of Gardiners Lane and resulting impact on the Conservation Area;
- Unacceptable internal and external amenity for future residents of the dwelling;
- Inadequate provision of information in respect of the impact of the proposals on existing trees and biodiversity within the site, particularly in relation to the rear boundary. The proposal as sited will likely result in significant effects on the existing planting, trees and biodiversity, the substantial loss of which would have an unacceptable impact on the visual amenity of the site and the nature of the boundary with the land to the east.

For these reasons the proposals are not in compliance with the policies of the Local Plan or NPPF. To address and overcome these matters the proposals should be revised to relocate the house within the site further from the rear, providing greater separation to the eastern boundary, appropriate internal amenity and external amenity space to the rear of the house, and ensuring greater protection and retention of the current trees and landscaping along the eastern edge of the site.

I look forward to receiving confirmation of receipt of this representation. Please keep us informed of any amendments or additional information submitted in relation to the site, and any committee meetings or decisions.

Yours sincerely

A black rectangular box used to redact the signature of Matt Brewer.

Matt Brewer
URBANSPACE Planning Ltd