

**RECORD OF OUTCOMES OF THE PLANNING AND ENVIRONMENTAL PROTECTION
COMMITTEE
HELD AT 1:30PM, ON
TUESDAY, 18 OCTOBER 2022
BOURGES/MIERSEN ROOMS, TOWN HALL, PETERBOROUGH**

5.1 22/00823/FUL - Land To The East Of Bramble Close Newborough

RESOLVED:

The Planning Environment Protection Committee considered the report and representations. A motion was proposed and seconded to **GRANT** the application as per the officer recommendation. The Committee **RESOLVED** (Unanimous) to **GRANT** the planning permission subject to conditions including an additional condition to control the method of piling to prevent impact on adjacent dwellings

REASONS FOR THE DECISION

Subject to the imposition of the attached conditions, the proposal is acceptable having been assessed in the light of all material considerations, including weighing against relevant policies of the development plan and specifically:

- The principle of locating housing on this site is acceptable and accordance with Policies LP2, LP3 and LP8 of the Adopted Peterborough Local Plan (2019)
- The traffic impacts of the development are acceptable. The vehicular access point was established via the Development Brief. The design of the internal access roads is acceptable in principle and the development will provide sufficient car parking. The development is therefore considered to comply with policy LP13 of the Adopted Peterborough Local Plan (2019)
- The design of the new houses is considered to be appropriate for their setting and accordingly the proposed development accords with Policy LP16 of the Adopted Peterborough Local Plan (2019).
- The development will not have any unacceptable adverse impact upon any existing property and will afford the future occupiers a satisfactory level of amenity. The development therefore accords with Policies LP16 and LP17 of the Adopted Peterborough Local Plan (2019)
- The development will not have any unacceptable ecological impacts. New landscaping and habitats will be provided. The development therefore accords with Policies LP28 and LP29 of the Adopted Peterborough Local Plan (2019)
- The site can be adequately drained in accordance with Policy LP22 of the Adopted Peterborough Local Plan (2019)

5.2 22/00450/HHFUL - 122 Newark Avenue Dogsthorpe Peterborough PE1 4NS

RESOLVED:

The Planning Environment Protection Committee considered the report and

representations. A motion was proposed and seconded to **REFUSE** the application as per the officer recommendation and following a vote (Unanimous) the proposal was **REFUSED**

REASON FOR THE DECISION:

The proposal is unacceptable having been assessed in light of all material considerations, including weighing against relevant policies of the development plan and for the specific reasons given below.

R 1 The outbuilding, by way of its siting, size, scale and appearance is at odds with the established character of the application site and wider area. It appears unduly dominant and incongruous and fails to respect the character of the surrounding area. The proposal therefore results in harm to the character, appearance and visual amenity of the locality and is contrary to Policy LP16 of the Peterborough Local Plan (2019).

R 2 The outbuilding, by way of its siting, size and scale, results in an unacceptably overbearing impact to the occupiers of the neighbouring dwellings. The development appears as an unduly obtrusive and dominant feature for the occupiers of No. 318B Oundle Road, 320 Oundle Road, and 324 Oundle Road, harming the enjoyment of the garden area/outlook and to the detriment of occupier amenity. It is therefore contrary to Policy LP17 of the Peterborough Local Plan (2019).

5.3 22/00450/HHFUL - 122 Newark Avenue Dogsthorpe Peterborough PE1 4NS

RESOLVED:

The Planning Environment Protection Committee considered the report and representations. A motion was proposed and seconded to **REFUSE** the application as per the officer recommendation and following a vote (9 for, 2 against) the proposal was **REFUSED**.

REASON FOR THE DECISION:

The proposal is unacceptable having been assessed in light of all material considerations, including weighing against relevant policies of the development plan and for the specific reasons given below.

R 1 The proposal by virtue of its design, scale, height and mass, as well as the prominent corner plot location, would appear contrived, unduly dominant and obtrusive and would be harmful to the character and appearance of the Thorpe Road Special Character Area, and the setting of the adjacent Longthorpe Conservation Area, contrary to Policies LP16, LP19 and LP20 of the Peterborough Local Plan (2019) and sections 12 and 16 of the NPPF.

R 2 The proposal, by virtue of its design, scale, height and mass, as well as its close proximity to No. 188 Thorpe Road, would result in an unacceptably dominant and overbearing impact to No.188 and its garden. The proposal would therefore have an unacceptably detrimental impact on the residential amenities of the occupiers of that property, contrary to Policy LP17 of the Peterborough Local Plan and Section 12 of the NPPF.