

Public Document Pack



PLANNING AND ENVIRONMENTAL PROTECTION COMMITTEE

TUESDAY 18 OCTOBER 2022

1.30 PM

Bourges/Viersen Room - Town Hall

SUPPLEMENTARY AGENDA

Page No

Additional Information

3-20

Emergency Evacuation Procedure – Outside Normal Office Hours

In the event of the fire alarm sounding all persons should vacate the building by way of the nearest escape route and proceed directly to the assembly point in front of the Cathedral. The duty Beadle will assume overall control during any evacuation, however in the unlikely event the Beadle is unavailable, this responsibility will be assumed by the Committee Chair. In the event of a continuous alarm sounding remain seated and await instruction from the duty Beadle.

Recording of Council Meetings: Any member of the public may film, audio-record, take photographs and use social media to report the proceedings of any meeting that is open to the public. Audio-recordings of meetings may be published on the Council's website. A protocol on this facility is available at:

<http://democracy.peterborough.gov.uk/ecSDDisplay.aspx?NAME=Protocol%20on%20the%20use%20of%20Recording&ID=690&RPID=2625610&sch=doc&cat=13385&path=13385>

Committee Members:

Councillors: P Hiller, Warren, Iqbal (Vice Chairman), Jones, B Rush, Hogg, Bond, M Jamil, Hussain, Sharp and C Harper (Chair)

Substitutes: Councillors: N Sandford and Bi

Further information about this meeting can be obtained from Dan Kalley on telephone 01733 296334 or by email – daniel.kalley@peterborough.gov.uk



There is an induction hearing loop system available in all meeting rooms. Some of the systems are infra-red operated, if you wish to use this system then please contact Dan Kalley on 01733 296334 as soon as possible.

Did you know? All Peterborough City Council's meeting agendas are available online or via the modern.gov app. Help us achieve our environmental protection aspirations and view this agenda online instead of printing it.

CASE OFFICERS:

Planning and Development Team: Jim Newton, Sylvia Bland, Amanda McSherry, James Croucher, Matt Thomson, Asif Ali, Michael Freeman, Molly Hood, Jemima Dean, Mike Osbourn, Karen Ip, Shaheeda Montgomery, Connor Liken, James Lloyd, Ellie O'Donnell, Keeley Tipton, James Croucher, Mike Osbourn, and James Melville-Claxton

Minerals and Waste: Alan Jones

Compliance: Lee Walsh, Amy Kelley and Alex Wood-Davis

NOTES:

1. Any queries on completeness or accuracy of reports should be raised with the Case Officer, Head of Planning and/or Development Management Manager as soon as possible.
2. The purpose of location plans is to assist Members in identifying the location of the site. Location plans may not be up-to-date, and may not always show the proposed development.
3. These reports take into account the Council's equal opportunities policy but have no implications for that policy, except where expressly stated.
4. The background papers for planning applications are the application file plus any documents specifically referred to in the report itself.
5. These reports may be updated orally at the meeting if additional relevant information is received after their preparation.

PLANNING & ENVIRONMENTAL PROTECTION COMMITTEE

18 October 2022 AT 1:30PM

- 1 Procedure for Speaking
2. List of Persons Wishing to Speak
3. Briefing Update

UPDATE REPORT & ADDITIONAL INFORMATION

PETERBOROUGH CITY COUNCIL PUBLIC SPEAKING SCHEME - PLANNING APPLICATIONS

Procedural Notes

1. Planning Officer to introduce application.
2. Chairman to invite Ward Councillors, Parish Council, Town Council or Neighbourhood representatives to present their case.
3. Members' questions to Ward Councillors, Parish Council, Town Council or Neighbourhood representatives.
4. Chairman to invite objector(s) to present their case.
5. Members' questions to objectors.
6. Chairman to invite applicants, agent or any supporters to present their case.
7. Members' questions to applicants, agent or any supporters.
8. Officers to comment, if necessary, on any matters raised during stages 2 to 7 above.
9. Members to debate application and seek advice from Officers where appropriate.
10. Members to reach decision.

The total time for speeches from Ward Councillors, Parish Council, Town Council or Neighbourhood representatives shall not exceed ten minutes or such period as the Chairman may allow with the consent of the Committee.

MPs will be permitted to address Committee when they have been asked to represent their constituents. The total time allowed for speeches for MPs will not be more than five minutes unless the Committee decide on the day of the meeting to extend the time allowed due to unusual or exceptional circumstances.

The total time for speeches in respect of each of the following groups of speakers shall not exceed five minutes or such period as the Chairman may allow with the consent of the Committee.

1. Objectors.
2. Applicant or agent or supporters.

PLANNING AND ENVIRONMENTAL PROTECTION COMMITTEE – 18 OCTOBER 2022 AT 1:30 PM

LIST OF PERSONS WISHING TO SPEAK

Agenda Item	Application	Name	Ward Councillor / Parish Councillor / Objector / Applicant
5.1	22/00823/FUL - Land To The East Of Bramble Close Newborough	Cllr Bryan Cole Cllr Simons Chris Taylor/Trevor Edwards Peter Wilkinson	Parish Councillor Ward Councillor Objectors Agent
5.2	22/01007/HHFUL - 322 Oundle Road Woodston Peterborough PE2 9QP	Cllr Andy Coles Cllr Imataz Ali Mohammed Akhtar	Ward Councillor Objector Applicant
5.3	22/01217/FUL - 1 Thorpe Avenue Peterborough PE3 6LA	Cllr Robinson Simon Kelly Simon Machen	Ward Councillor Objector Agent

BRIEFING UPDATE

P & EP Committee 18 October 2022

ITEM NO	APPLICATION NO	SITE/DESCRIPTION
1 .	22/00823/FUL	Land To The East Of Bramble Close Newborough Peterborough , Erection of 30 residential properties

- 1) Newborough & Borough Fen Parish Council
The Council wishes to reiterate their original comments for this planning application and convey the following points:
 - There are too many houses on this plot, which will result in an overdeveloped site according to the current plans.
 - There is a lack of local amenities in the area to support a development of this size, such as oversubscribed local schools, no doctors surgery and recreational areas, and the village therefore lacks the infrastructure to support this development.
 - There is concern that the development will increase traffic through and within the village, which is already problematic.
 - There is a lack of sewage and electricity provision within the parish, and additional soakaways would be required to deal with more residents in the locality.
 - The entry and exit points from the site at Thorney Road have caused concern regarding the already high level of traffic along here, there is currently no footpath from Thorney Road to the village centre, and no provision for this.
 - Residents do not wish for Hawthorne to be pedestrianised.

- 2) One further letter of objection received from an adjacent occupier who has previously submitted comments.

The issues raised above have all been addressed in the Committee Report

2 .	22/01007/HHFUL	322 Oundle Road Woodston Peterborough PE2 9QP , Erection of detached dayroom and non porous block paving to back yard - retrospective
-----	----------------	---

- 1- Clarification on referral reasons have been received from Councillor Yurgutene as follows.
 - a. The basic design has no impact on the adjoining neighbour. The original approval was for a shed. This was upgraded to an improved specification and quality by the applicant. The as built structure is better, more visually acceptable, and built to the same approved size. It is of no detriment to any neighbour.
 - b. The built unit gives better amenity to the applicant. The use of the building as a dayroom allows overflow from the main house and the extended family.

- 2- To address neighbour comments received with regards to the dimensions of the dayroom, Officers have measured the development as built on site, and notes that the footprint is 6.2m in length (plans state 6.1m). Notwithstanding, Officers note that the 100mm difference could be considered within reasonable tolerance and not a material change from what is shown on plan.

- 3- A further letter from the agent is attached at Appendix 1 to the report.

3 .	22/01217/HHFUL	1 Thorpe Avenue Peterborough PE3 6LA , Single storey side extension, two storey front and side extension with balconies to the south and alterations to the roof
-----	----------------	---

- 1) An additional 6 neighbour/public objections have been received, adding up to a total of 10 neighbour/public objections.

The concerns highlighted in the additional neighbour objections:

- Proposed plans out of proportion to and too large for the existing plot, it doubles the footprint (of the existing dwelling)
- It is out of character with the area
- It is monstrous in size and much too high
- The proposed design is out of character for this area, but might be suitable in a more modern area
- There are several examples of new build and restored properties in Longthorpe that have been sympathetically done. There are a minority that have not and these should not be used as precedence.
- The proposed extension should be refused as its size and height will differ so much from surrounding houses.
- The proposed alterations are grossly misaligned with its neighbours in terms of size, design and architectural appeal.
- Incongruous structure which will negatively effect not only the neighbouring homes but also the carefully preserved charm of Longthorpe village and it's approaches.
- Sympathetic and tasteful development is welcome in our area and a very successful renovation of 222 Thorpe road has markedly increased it's value without compromising Longthorpe's unique and cherished character.
- The planned development of 1 Thorpe Avenue does not align with this remit and therefore I urge you and your committee to refuse to grant this application.
- The proposed development and feel it is grossly out of character with local properties. It is too high and has too large a footprint and will dwarf adjoining properties.

Most of the issues raised have already been addressed in the Committee Report. In respect of precedent, it is important to stress that each case should be assessed on its own merits, and the existence of other similar alterations to properties or new builds elsewhere in Longthorpe or the surrounding area does not automatically set a precedent or mean that the current application is acceptable.

- 2) An additional letter addressed to Members of the Committee has been received from neighbours who have already objected. The material planning issues raised have already been addressed in the Committee Report. (attached at Appendix 2)
- 3) Following questions raised by Members at the Committee Site Visit, the existing and proposed number of bedrooms, overall height and floorspace have been clarified below:
 - a. Existing dwelling: 5 bedrooms, GF 153.13sqm, FF 128.27sqm = **total 281.40sqm**. Height from ground level to highest part of roof ridge = **8.11m**.
 - b. Proposed dwelling: 6 bedrooms, GF 352.62sqm, FF 311.11sqm = **total 663.73sqm (+382.33sqm)**. Height from ground level to highest part of roof ridge = **9.73m (+ 1.62m)**

This page is intentionally left blank

322 OUNDLE ROAD PETERBOROUGH

SUBMISSION TO COMMITTEE

Reasons for Recommending Refusal:

- R1. The building is at odds with, and results in harm to the surrounding area.
- R2 It is unacceptably overbearing to adjoining properties.

Applicant Submission:

R1 - The previously approved building was for a SHED. The building that has been built is of a great standard of construction giving a superior appearance and quality to the rear yard. Unfortunately it has been built slightly taller than the approved shed and with a front canopy. I ask if the original application had been for the increased size would it have been refused ?

R2 - I do not agree the a small increase in roof height results in unacceptable over bearing. In appearance issues I draw your attention to the container and shed positioned adjacent to the boundary on the property of 320 Oundle Road. If overbearing is an issue please note the position of the structure in the garden of 324 Oundle Road, which is very high and overbearing.

Note also the two houses built on the next property 318 and 320 Oundle Road.

It does not seem fair the neighbours of 322 Oundle Road can construct large garages on the direct boundary to no. 322 and the adjoining 320 can build two houses in the back garden but the applicant is penalised for building a better but slightly taller building than approved.

Additional Drainage has now been upgraded and installed. Slot drains installed crossing the site.

Conclusion.

The overall rear area of 322 Oundle Road is a great improvement on the previous unkempt and neglected area. The structure is of no detriment to the area, but is of great improvement, and considering what the neighbours have done on both sides of the site, to refuse on the basis of a small increase in roof height, would appear grossly unfair.

Please note the Before and after photos.

N P Branston mrics

11th October 2022



BEFORE



AFTER

Members of the Planning and Environmental Protection
Committee
Peterborough City Council
Bridge Street
Peterborough
PE1 1HF

Your Ref: 22/01217/HHFUL
Our Ref: SGK/HEN0226/0001
Date: 12 October 2022

By Email Only

Dear Planning Committee Member

Planning Committee Meeting fixed for 18 October 2022
Application Reference 22/01217/FUL (the Application)
1 Thorpe Avenue Peterborough PE3 6LA (the Site)

I am writing to you on behalf of the owners and occupiers of 3 Thorpe Avenue and 188 Thorpe Road, who are the immediate neighbours respectively to the north and west of the Site to urge you to refuse the above Application at your committee meeting on 18 October 2022.

This letter is prompted in particular by the decision of Councillor Fitzgerald to call in the above Application, and his wholly incorrect understanding of the reason for designating the Special Character Areas.

For the reasons I will briefly explain, the Application scheme is simply not good enough and is harmful to the Special Area of Conservation. My clients wholly support the officer's analysis of this Application and their recommendation for refusal. However, my clients have asked me to draw the following to your attention¹.

- The Site occupies a prominent corner plot in the Thorpe Road, Thorpe Avenue, Westwood Park Road Special Character Area and is directly adjacent to the Longthorpe Conservation Area. The Peterborough Local Plan, adopted as recently as 2019, confirms at paragraph 6.15.2 that all three special conservation areas, were designated "to acknowledge their strong landscape character, **architectural quality** and development patterns" (emphasis added). Councillor Fitzgerald is simply wrong to suggest that the SCA was introduced solely "to manage the subdivision of plots".

¹ Please note that with the exception of the extracts from the OS maps, all the images within this letter are taken from the Applicant's application materials. The attached photos of the current Number 1 Thorpe Avenue are taken from June 2021 sales particulars available on the Zoopla website.

Cambridge

London

Nottingham

Peterborough

Stamford

Paris

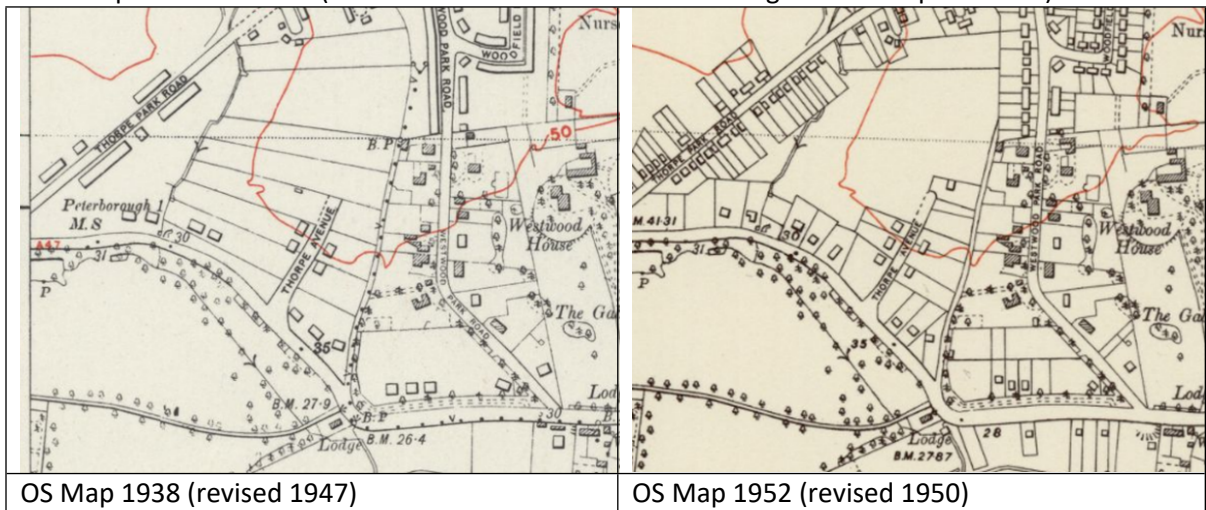
Milan



Buckles Solicitors LLP is a Limited Liability Partnership registered in England OC311739.
The firm's registered office address is Grant House, 101 Bourges Boulevard, Peterborough PE1 1NG
A list of the members' names is available for inspection at the above office.
Buckles Solicitors LLP is authorised and regulated by the Solicitors Regulation Authority number 419965.
All instructions accepted by Buckles Solicitors LLP are subject to our current terms of business.
Buckles Solicitors LLP & CastaldiPartners are separate but associated firms.

In association with CastaldiPartners
www.castaldipartners.com

- The OS maps of 1932 and 1952 (see below) show that Thorpe Road and Thorpe Avenue were developed in the 1940s (Number 1 was built in 1948 according to its sales particulars).



- The Conservation Officer is therefore correct in their assessment that the area has an “early to mid C20 character of large dwellings sited in spacious plots” and that this “is the reason for the designation as a ‘Special Character Area’ within the Local Plan 2019” (Conservation Officer’s first consultation response).
- The key policy requirements for development in an SCA, are:
 - “Alterations should be sympathetic to the original style, and of an appropriate scale to maintain their character” (LP20(b)); and
 - “Any new development must where possible enhance the character and appearance of the Area. It must respect the scale, massing, depth, materials and spacing of established properties” (LP20(c)).

As I will briefly explain, the Application breaches these requirements.

- The photos taken from the 2021 sales particulars (below and attached) show that the current Number 1 Thorpe Avenue is a fine example of a 1940s prestige house with attractive detailing, including its front entrance, the locally distinctive Stamford bricks and unusual blue/green glazed pantiles. It sits within a generous and once well-tended garden, set back from the predominant Thorpe Road building line. By any measure this is very attractive house which as the Conservation Officer notes “melds with the established character of the area” and “contributes positively to the special character of the area”.



- The proposal will more than double the footprint of the existing house, making this by far the largest house in the SCA:

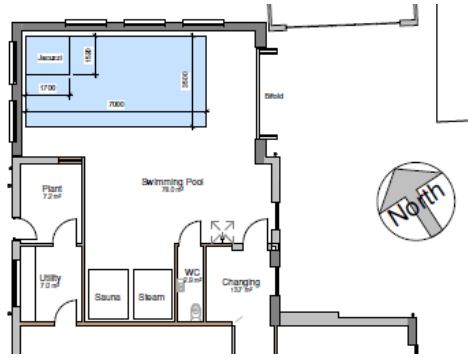


- With a maximum ridge height of 10m, the proposal looms over and dwarfs its neighbours:



3 View from Rear (Neighbours)

- There are no downstairs bedrooms to support the purported multi-generational living, and a substantial part of the ground floor is given over to a swimming pool, with related plant and changing rooms. A swimming pool and large related recreation area are a *lifestyle choice*, not a matter of cultural requirements (contrary to the Applicant's assertion).



- Because of the large area devoted to the swimming pool (etc), the double storey extended living areas must push into the southern garden by at least 11m. As a result, it presents a vast expanse of high, unremitting render and roof tiles to 188 Thorpe Road:



- With just a 3.9m gap between the respective side walls of 188 Thorpe Road and 1 Thorpe Avenue, the current mature boundary planting between the two properties is unlikely to survive (and in particular, unlikely to survive the construction phase).
- The proposed first floor bedroom balcony is just 3.9m distant from the upstairs bathroom window of 188 Thorpe Avenue (marked 'c' in the image below). That proximity robs the users of that bathroom of any sense of privacy (even with the proposed balcony screen), and raises the potential for noise and smell impacts on users of the proposed balcony. This is the epitome of poor design.



- The proposal will completely wrap the existing house in a mix of off-white render (which is likely to stain with time unless regularly maintained), grey anthracite cladding, grey aluminium framed windows and a grey tiled roof. These materials bear no relationship at all to the mid-C20th character of the SCA and are more reminiscent of a modern business park.

- The Applicant’s agent has circulated some well-produced CGIs of the proposal (although quite inexplicably, No. 188 is not visible in the image showing the southern façade of the house). They show a very large, bland, modern house with extensive areas of render, and of a wholly anonymous design. As the images below show, the design has none of the detailing, charm or character of the original dwelling which it completely hides.



- This is not the only way of modernising 1 Thorpe Avenue, and therefore, there are no material considerations to outweigh the harms described above.

Please note that my clients are not against redeveloping this Site. They wholly agree with the case officer’s comment in their report that “there is scope to significantly extend ... the existing dwelling”, *provided that* “any proposal would need to be designed in such a way as to contribute equally positively to the Special Character Area or enhance it where possible” (Officers report, page 8).

The present scheme is just not good enough. It is bland, poorly conceived and harmful both to the character of the recently designated (2019) SCA and to the amenity of its neighbours. It lacks all the charm of the original house, and has none of its own. It therefore breaches the key policy LP20.

For these reasons my clients urge the Committee to refuse the Application, and to encourage the Applicant to seek a more appropriate way to achieve their ambitions for a top quality, prestige home, that enhances the character of the area and does not harm its neighbours.

Thank you for your time in considering this letter.

Yours sincerely

A handwritten signature in black ink, appearing to read 'Simon Kelly', written in a cursive style.

Simon Kelly

Solicitor Planning

Buckles Solicitors LLP

T: +44 (0)1223 854561 F: +44 (0)1733 564943

E: Simon.Kelly@buckles-law.co.uk

Legal Secretary: Emma Robinson T: +44 (0)1733 888928

Legal Secretary: Vanessa Stimson T: +44 (0)1733 888788

Encl: photos from 2021 Sales Particulars

Photos from 2021 Sales Particulars²



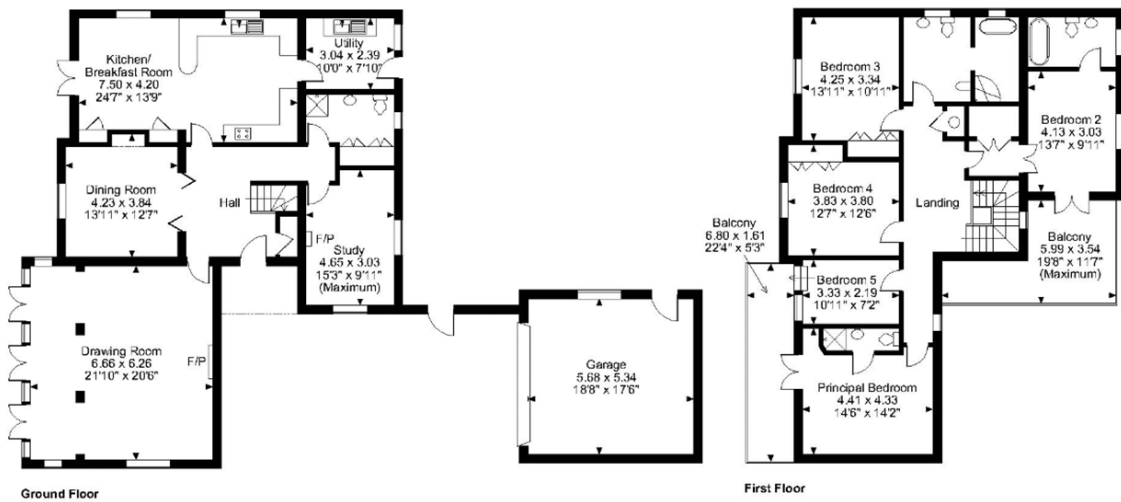
² Available here: <https://www.zoopla.co.uk/property-history/1-thorpe-avenue/peterborough/pe3-6la/59032734/>







Thorpe Avenue, Peterborough
Approximate Gross Internal Area
Main House = 2690 Sq Ft/250 Sq M
Garage = 326 Sq Ft/30 Sq M
Balcony external area = 280 Sq Ft/26 Sq M



FOR ILLUSTRATIVE PURPOSES ONLY - NOT TO SCALE

The position & size of doors, windows, appliances and other features are approximate only.
 © ehouse. Unauthorised reproduction prohibited. Drawing ref. dig/8470385/SS