Application Number: 25/01095/FUL

TOWN & COUNTRY PLANNING ACT 1990

Refusal of Planning Permission

Mr Colan Bartram
PDG Architects Ltd
1 Eaglesthorpe Barns
Eaglethorpe
Warmington
Peterborough
PE8 6TJ
United Kingdom

Huntingdonshire District Council in pursuance of powers under the above Act, hereby **REFUSE TO PERMIT** for:

Proposal: Change of use from Photographic Studio to residential annexe (Retrospective)

Site address: 2 Wheatsheaf Cottages Alconbury Hill Alconbury Weston Huntingdon

Applicant: Mrs A McNamara

in accordance with your application received on 17th June 2025 and plans (listed below) which form part of the application

Plan Type	Reference	Version	Date Received
Location Plan	PL01		17.06.2025
Block Plan	PL02		17.06.2025
Floor plans and Elevations	PL03		17.06.2025

1. Reason.
   The annexe is fully self contained (bedroom, livingroom, kitchen and shower room) with no internal connection to the main house, it has its own front and rear access doors that can be accessed independently from the main house, its own rear patio/garden area fenced off by 1.8m high fence from the main garden, and space for independent parking on the site frontage. No justification has been provided to demonstrate a functional relationship with the host dwelling,

C. Kerr

Clara Kerr
Chief Planning Officer

Date 1st September 2025

Huntingdonshire DISTRICT COUNCIL

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e.g. shared services, communal facilities, caring responsibilities etc. Therefore the annexe is considered to be tantamount to the creation of an independent dwelling, with no physical or functional relationship with the host dwelling. As a result, the development would effectively introduce a standalone residential unit within the countryside, which is not supported by the spatial strategy or policies of the Huntingdonshire Local Plan to 2036. The proposal falls outside the specific development opportunities permitted in rural areas and therefore conflicts with Policies LP2 and LP10 of the Huntingdonshire Local Plan to 2036, and would not result in a sustainable form of development, contrary to the NPPF.

NOTES

Rights of Appeal under the Town and Country Planning Act, 1990 Section 78

If the applicant is aggrieved by the decision of the Local Planning Authority to refuse permission for the proposed development or to grant permission subject to conditions, he/she may appeal to the Secretary of State responsible for planning within;

- **Six months from the date of this decision notice.**

Appeals must be made on a form which is obtainable from the Planning Inspectorate, Customer Support Unit, Temple Quay House, 2 The Square, Temple Quay, Bristol BS1 6PN. Alternatively all forms can be downloaded from their website www.planning-inspectorate.gov.uk. The Secretary of State has power to allow a longer period for the giving of a notice of appeal but he will not normally be prepared to exercise this power unless there are special circumstances, which excuse the delay in giving notice of appeal. The Secretary of State is not required to entertain an appeal if it appears to him that permission for the proposed development could not have been granted by the Local Planning Authority, or could not have been so granted otherwise than subject to the conditions imposed by them, having regard to the statutory requirements, to the provisions of the Development Orders and to any directions given under the Orders. He does not, in practice, refuse to entertain appeals solely because the decision of the Local Planning Authority was based on a direction given by him.

If permission to develop land is refused or granted subject to conditions, whether by the Local Planning Authority or by the Secretary of State responsible for planning and the owner of the land claims that the land has become incapable of reasonably beneficial use by the carrying out of any development which has been or would be permitted, he may serve on the Council of the County District in which the land is situated a purchase notice requiring that Council to purchase his interest in the land in accordance with the provision of Part VI of the Town and Country Planning Act, 1990.

Claiming Compensation

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In certain circumstances, a claim may be made against the Local Planning Authority for compensation where permission is refused or granted subject to conditions by the Secretary of State on appeal or on a reference of an application to him. The circumstances in which such compensation is payable are set out in Section 114 of the Town and Country Planning Act 1990.

General Notes

This decision notice does not convey any approval or consent which may be required under any enactment, bye-law or regulation other than Section 57 of the Town and Country Planning Act 1990.



Clara Kerr
Chief Planning Officer

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