HUNTINGDONSHIRE DISTRICT COUNCIL

25/00279/HHFUL

OFFICER REPORT

Case No: **25/00279/HHFUL** **Householder (Full)**

Proposal: **Installation of replacement windows and doors**

Location: **2 The Gardens High Street Sawtry**

Applicant: **Mr & Mrs S Lomax**

Grid Ref: **516656 283840**

DESCRIPTION OF SITE AND APPLICATION

2 The Gardens, High Street is a two-storey detached dwellinghouse located in the built-up area of Sawtry. The property is located within the Sawtry Neighbourhood Plan boundary and is within the Sawtry Conservation Area. The property is also in close proximity to the Grade II Listed Building of No. 33 High Street, Sawtry.

This application seeks permission for the installation of replacement windows and doors at No. 2 The Gardens, High Street, Sawtry. The existing windows of the modern dwelling are grey painted timber casement, and doors are painted timber. The proposed windows and doors are specified as a UPVC replacement in a matching style, grey colour, and have a storm proof design.

Officers have scrutinised the plans and have familiarised themselves with the site and surrounding area.

NATIONAL GUIDANCE

The National Planning Policy Framework (NPPF 2024) sets out the three objectives - economic, social and environmental - of the planning system to contribute to the achievement of sustainable development. The NPPF 2024 at paragraph 10 provides as follows: 'So that sustainable development is pursued in a positive way, at the heart of the Framework is a presumption in favour of sustainable development (paragraph 11).'

The NPPF 2024 sets out the Government's planning policies for (amongst other things):

* delivering a sufficient supply of homes;
* building a strong, competitive economy;
* achieving well-designed, beautiful and safe places;
* conserving and enhancing the natural, built and historic environment.

Sections 66 and 72 of the Planning (Listed Buildings and Conservation Areas) Act 1990, Planning Practice Guidance and the National Design Guide 2021 are also relevant and material considerations.

For full details visit the government website: https://www.gov.uk

PLANNING POLICIES

Huntingdonshire's Local Plan to 2036 (Adopted 15th May 2019)

LP11: Design Context
LP12: Design Implementation
LP14: Amenity
LP34: Heritage Assets and their Settings

Sawtry Neighbourhood Plan to 2036 (Adopted December 2023)

There are no policies within the Neighbourhood Plan that are relevant to this proposal.

Supplementary Planning Documents (SPD) and Guidance:

Huntingdonshire Design Guide Supplementary Planning Document (2017):
3.1 Place Making Principles
3.7 Building Form

Huntingdonshire Landscape and Townscape SPD (2022)
Huntingdonshire Strategic Flood Risk Assessment (2024)

The National Design Guide (2021)

C1 - Understand and relate well to the site, its local and wider context
C2- Value heritage, local history and culture
I1 - Respond to existing local character and identity
I2 - Well-designed, high quality and attractive
I3 - Create character and identity

Local policies are viewable at https://www.huntingdonshire.gov.uk

RELEVANT PLANNING HISTORY

There is no relevant planning history.

CONSULTATIONS

Huntingdonshire District Council's Conservation Area - No objections to the proposal.

Sawtry Parish Council - no comments received

REPRESENTATIONS

No third party representations were received during the course of the application.

SUMMARY OF ISSUES

The main issues to consider in the determination of this application are:

- Design, Visual Amenity and Impact on Heritage Assets
- Residential Amenity

* Design and Visual Amenity

The Local Planning Authority is required to ensure that special regard is given to preserving the listed buildings and their settings in relation to Section 66 of the Planning (Listed Buildings and Conservation Areas) Act 1990. The Local Planning Authority is also required to ensure that with respect to any buildings or other land in a conservation area, special attention shall be paid to the desirability of preserving or enhancing the character or appearance of that area, through the

Planning (Listed Buildings and Conservation Areas) Act 1990 at Section 72. This is also reflected in Policy LP34 of the Huntingdonshire Local Plan to 2036 and Section 16 of the National Planning Policy Framework.

Policy LP11 of the Local Plan states that a proposal will be supported where it is demonstrated that it responds positively to its context. Policy LP12 states that new development will be expected to be well designed and that a proposal will be supported where it can be demonstrated that it contributes positively to the area's character and identity and successfully integrates with adjoining buildings and landscape. This is also reflected in the Huntingdonshire Design Guide SPD and Section 12 of the National Planning Policy Framework (2024).

This application seeks approval for the replacement of existing windows and doors at No. 2 The Gardens, High Street, Sawtry. The existing windows of the modern dwelling are grey painted timber casement, and doors are painted timber. The proposed windows and doors are specified as a UPVC replacement in a matching style, grey colour, and have a storm proof design.

The proposed replacement windows and doors are considered to have a minor impact on the character and appearance of the modern property given the matching style and grey colour finish. Given it is a modern property, the use of UPVC windows is considered to be acceptable in this instance.

Furthermore, the Council's Conservation Officer has concluded that the proposed changes would cause no harm to the significance of the Sawtry Conservation Area or the setting of the nearby Listed Building.

Overall, taking the above factors into consideration the proposed development is considered to be acceptable with regard to design and visual amenity and would not have a significantly detrimental impact upon the character or appearance of the area. As such, the proposal would be in accordance with Sections 66 and 72 of the Planning (Listed Buildings and Conservation Areas) Act 1990, Policies LP11, LP12 and LP34 of Huntingdonshire's Local Plan to 2036 and Sections 12 and 16 of the National Planning Policy Framework (2024) in this regard.

*Conclusion

The proposed development is considered to be compliant with the relevant national and local policy as it:

* Is of an appropriate scale and design
* Would not have a harmful impact upon the character and appearance of the area;
* Would result in no harm to the significance of the heritage assets.

Taking national and local planning policies into account, and having regard for all relevant material considerations, it is recommended that planning permission be granted, subject to the imposition of appropriate conditions.

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CONTACT OFFICER:
Enquiries about this report to **Jennifer Wallis**