OFFICER REPORT

Case No: 25/00622/HHFUL Householder (Full)

Proposal: Two storey rear extension

Location: 35 Main Road Stonely St Neots

Applicant: Addison@live

Grid Ref: 510895 267018

DESCRIPTION OF SITE AND APPLICATION

No. 35 Main Road is a two-storey detached dwellinghouse located in a residential area of Stonely. The property is a Grade II Listed Building and is situated within the Stonely Conservation Area. It is also adjacent to the Grade II Listed Building of 37 and 41 Main Road, Stonely.

This application seeks permission for the erection of a two-storey rear extension. The proposed extension would be of a gable-end design, measure 13.3m in length, 5.1m in width with an eaves height of 3.95m and a ridge height of 6.5m. It would incorporate a dining/garden room on the ground floor with a master bedroom, en-suite and balcony above. The proposal would also include a single storey element to connect the proposed two-storey extension to the existing detached garage and the rebuilding of the existing entrance lobby which will be converted into a utility room.

The Local Planning Authority are also considering a Listed Building Consent application for the same development (Ref: 25/00623/LBC).
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

Supplementary Planning Documents (SPD) and Guidance:

Huntingdonshire Strategic Flood Risk Assessment (2024)
Huntingdonshire Design Guide Supplementary Planning Document (2017)
Huntingdonshire Landscape and Townscape SPD (2022)

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

25/00623/LBC - Two storey rear extension - Pending consideration.

1400030LBC - Insertion of bi-fold doors to replace wooden door and new window in gable wall above. Internal alterations including removal of walls, concrete floors and modern plaster - Approved.

1301050FUL - Construction of detached garage/workshop - Approved.

1200326LBC - Replace existing windows and doors in the original part and one external back door in newer part of property. Removal of two sun tunnels - Approved.

1101862LBC - Structural works to roof - Approved.

0601694FUL - Extension and alterations to dwelling - Approved.

0601965LBC - Extension and alterations to dwelling - Approved.

CONSULTATIONS

Kimbolton Parish Council - Recommend refusal as the proposed extension dominates the listed building. The Parish Council are concerned that the building is deteriorating. They also have concerns about the materials - namely aluminium.

Huntingdonshire District Council Conservation Officer - Objects to the proposed development as the proposal would fail to preserve the heritage asset by overwhelming the historic element of the Listed Building. Further detailed comments are included in the later sections of the report.

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, Visual Amenity and Impact on Heritage Assets

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 erection of a two-storey rear extension at No. 35 Main Road, Stonely. The application property is a Grade II Listed Building and is located within the Stonely Conservation Area.

The property is a Late 18th Century house built of local red brick with a plain tiled roof. The building is considered to be a good example of formal Georgian period architecture of a modest scale. It is double fronted with a single pile plan and gable stacks. A small service wing was added to the rear of the building and in terms of form and evolution it is closely associated with the neighbouring Stonely House (Grade II listed) which is of a similar date and type. The building was subsequently extended to the rear under applications 0601694FUL & 0601695LBC along with the construction of detached garage/workshop (1301050FUL).

The proposed extension would be of a gable-end design, measure 13.3m in length, 5.1m in width with an eaves height of 3.95m and a ridge height of 6.5m. The proposal would be constructed with a buff brick and vertical cladding finish with plain red/brown roof tiles and aluminium windows and doors. The proposal would also include a single storey element to connect the proposed two-storey extension to the existing detached garage and the rebuilding of the existing entrance lobby which will be converted into a utility room.

Historic England states that; "a new extension should not dominate a historic building: this usually means it should be lower and smaller. Some small buildings such as lodges and cottages can easily be swamped by an extension, unless very carefully designed". The Huntingdonshire Design Guide 2017 states that " 'additive' elements are a common feature of vernacular buildings, but should be subservient in scale to the principal structure, maintaining its dominance within the overall composition".

The proposed two-storey rear extension is not considered to be a subservient addition to the main dwellinghouse as it would exceed the height of the single-storey element it would extend beyond and the total length of the proposed extension (13.3m) would exceed that of the depth of the existing dwellinghouse (10.9m). The proposed extension would also measure approximately 60

square metres whereas the floor plan of the original building measures approximately 44 square metres and the floor plan of the rear wing measures approximately 44 square metres. As such, the proposed extension would be over-dominating on the existing property and would not respect the character, appearance and significance of the existing residential dwelling.

Furthermore, given the scale of the proposed extension and the existing dwellinghouse being situated closer to the highway of Main Road than its neighbouring properties, the proposed extension would be readily visible from public vantage points along the public highway of Main Road and within the Stonely Conservation Area. The proposed extension would also diminish views of the countryside setting to the conservation area available from Main Road through and along the side of the site.

It is also worth noting that the overall massing of the proposal would be exacerbated by the proposed link extension connecting the two-storey extension to the existing detached outbuilding, thereby incorporating this ancillary structure into the dwelling.

The main dwellinghouse is constructed with a facing local red brick and plain roof tile finish with the existing detached outbuilding finished with horizontal, black timber cladding and red pantile roof tiles. It is proposed to finish the two-storey rear extension with contemporary materials - vertical cladding of a natural finish and a standing seam aluminium roof. The proposal would result in a mix of conflicting finishing materials that would be visually prominent in the streetscene of Main Road and would highlight the excessive scale and massing of the extension. Furthermore, the south-side elevation of the proposed extension would comprise solely of a large massing of vertical cladding which would result in visual harm to the streetscene of Main Road and the character and appearance of the Stonely Conservation Area.

The proposed development also includes three rooflights in the two-storey rear extension. The proposed rooflights would be of a random configuration and would not align with each other - neither in position, nor size and would be visually prominent in the streetscene of Main Road, where there are limited examples of rooflights. Furthermore, two of the proposed rooflights would be uncharacteristically large in size.

The Council's Conservation Officer has concluded that the proposal would fail to accord with Local Plan policy LP34 and in particular parts f - i of that policy concerning scale, design, massing, layout and the requirements to not harm or detract from the significance of a heritage asset by respecting its historic form and special interest and by conserving its distinctiveness and character. As such, the proposal would fail to preserve the heritage asset by overwhelming the historic element of the listed building to a less than substantial degree of harm.

Paragraph 215 of the National Planning Policy Framework states that where a development proposal will lead to less than substantial harm to the significance of a designated heritage asset, this harm should be weighed against the public benefits of the proposal including, where appropriate, securing its optimum viable use.

Given the proposal seeks approval for the erection of an extension to a private residential dwelling with no clear and convincing justification, the Local Planning Authority do not consider the proposed development to result in any public benefits that would outweigh the identified harm.

As such, the proposed development is considered to be contrary to 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 and planning permission should be refused in this instance.

*Residential Amenity

Policy LP14 of the Local Plan to 2036 states a proposal will be supported where a high standard of amenity is provided for all users and occupiers of the proposed development and maintained for users and occupiers of neighbouring land and buildings.

The closest neighbouring residential properties that are most likely to be impacted upon as a result of the proposed development are Nos. 33 and 37 Main Road, Stonely.

The proposed two-storey rear extension would be approximately 0.5m from the southern boundary and approximately 6.8m from the neighbouring property of No. 37 Main Road at its closest point. The boundary to No. 37 Main Road comprises a close-boarded fence and situated between the two properties is the vehicular driveway for the neighbouring property. While it is recognised that the proposed two-storey extension would result in some overbearing, overshadowing and loss of light impacts on the private rear amenity space of the neighbouring property, it would be limited to the vehicular driveway. Furthermore, following the approval of planning permission 22/00793/FUL, the proposed two-storey rear extension would not extend beyond the two-storey rearmost elevation of the neighbouring property.

With regard to No. 33 Main Road, Stonely, the proposed two-storey rear extension is not considered to result in any detrimental overbearing, overshadowing or loss of light impacts as the neighbouring property is located north of the application site (by approximately 10.3m) with the existing detached outbuilding/garage situated between the two.

It is worth noting that the proposal would not result in any overlooking impacts on either neighbouring residential property as the proposed two-storey rear extension does not include any first-floor side elevation windows.

Overall, the proposed development is considered to be acceptable in terms of overshadowing, overbearing impact, overlooking, loss of privacy, loss of light and would not have a significant impact upon residential amenity. As such, the proposal is therefore deemed to be in accordance with Policy LP14 of Huntingdonshire's Local Plan to 2036 and Section 12 of the National Planning Policy Framework (2024) in this regard.

*Conclusion

Planning law requires that applications for planning permission be determined in accordance with the development plan, unless material considerations indicate otherwise.

The proposed extension is not considered to be a subservient addition to the main dwellinghouse and would result in the addition of substantial massing to the historic form of the building, visually reducing the significance of the Georgian cottage by overwhelming it and undermining its listed stated as the primary element in the built form. The design of the proposed extension is also considered to result in harm to the significance of the heritage asset, as well as the character and appearance of the streetscene and Conservation Area.
Overall, the proposal would result in less than substantial harm to the significance of the Listed Building. However, given the nature of the proposal, the application has not been accompanied by clear and convincing justification of any public benefits to offset the identified harm.

Taking national and local planning policies into account, and having regard for all relevant material considerations, it is concluded that the proposed development is contrary to policy and not acceptable. There are no overriding material considerations that indicate that permission should be granted in this instance. Therefore, it is recommended that the application be refused.

CONTACT OFFICER:
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