OFFICER REPORT

Case No: 25/01051/HHFUL Householder (Full)

Proposal: Demolition of outbuilding/shed, erect new garden shed

Location: 22 Wood End Bluntisham Huntingdon

Applicant: Ms Harwood

Grid Ref: 536599 275019

DESCRIPTION OF SITE AND APPLICATION

The application site at 22 Wood End is occupied by a one-and-a-half storey detached dwellinghouse located within a residential area in Bluntisham. The site located within the Bluntisham Conservation Area, with the dwelling classed as a Grade II Listed Building. The application site falls within Flood Zone 1 of the Environment Agency's Flood Map for Planning.

This application seeks permission for the demolition of the existing outbuilding, and the erection of a new garden shed.

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

NATIONAL GUIDANCE

The National Planning Policy Framework (December 2024) (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.

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

Neighbourhood Plan and relevant policies where applicable

Huntingdonshire Design Guide Supplementary Planning Document (2017):

* Place Making Principles parts 3.7 Building Form and 3.8 Building Detailing

Huntingdonshire Landscape and Townscape Supplementary Planning Document (2022)

Bluntisham Conservation Area Character Assessment (1999)

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

RELEVANT PLANNING HISTORY

87/00492/LBC - Refurbishment of dwelling, 22 Wood End, Bluntisham (Consent)

CONSULTATIONS

Bluntisham Parish Council - Recommends approval, will improve the outlook and quality for the residents as existing shed is rotten and an eyesore.

HDC Conservation Officer - Support the application, further comments in subsequent sections of this report.

REPRESENTATIONS

20 Wood End - raises concerns which are summarised below:

- Concerns regarding disturbance during demolition of existing shed and construction of new one
- Concerned over noise and dust generated, alongside rodent droppings and chicken excrement
- Request that this health hazard be taken into account and that appropriate mitigation measures are required
- The deterioration of the existing shed and its partial collapse towards my boundary walls may have caused damage, request that care is taken during the demolition phase to prevent any further impact

Officer comments: Officers note the above concerns, however it must be stated that there will always be a degree of noise, disturbance and dust during any demolition and construction works. As these are temporary in nature, this would not be sufficient means to refuse planning permission. If the degree of impact was to such an extent to result in a statutory nuisance, this could be raised with our Environmental Health colleagues. Additionally, any health hazards or damaged caused by demolition or construction works are not material planning considerations, thus cannot be taking into account in determining this application.

SUMMARY OF ISSUES

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

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

*Design and Visual Amenity

The application site at 22 Wood End is occupied by a detached Grade II Listed dwellinghouse located within a residential area in Bluntisham and falls within the Bluntisham Conservation Area. The works proposed involve the demolition of the existing outbuilding located to the south of the site and the erection of a new garden shed, and does not involve the Listed Building itself.

When considering the built form of the proposed shed, this is smaller in scale than the existing outbuilding, and utilises the space left as a result of the proposed demolition of the existing outbuilding. In terms of its location within the application site, this is acceptable, and does not result in any significantly detrimental impacts upon the character or appearance of the area when considering the existing structure. This is supported by the proposed shed being located further away from the boundary wall of the application site, which reduces the impact upon the boundary wall, a concern presented by the neighbour at 20 Wood End. The shed is to measure 2.4 metres in width and 4.2 metres in length, with a pitched roof consisting of a maximum height of 2.6 metres, and eaves at 1.8 metres. Considering the proposed materials of timber cladding and reclaimed clay roof tiles, these are sympathetic of the surrounding area and Listed Building, resulting in an enhancement in the design and appearance of the application site when comparing to the existing corrugated blue sheet metal walls of the current outbuilding. As such, the proposals are considered acceptable in terms of design and visual amenity.

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. It therefore accords with Policies LP11 and LP12 of Huntingdonshire's Local Plan to 2036 in this regard.

*Impact on Heritage Assets

As detailed above, the site is located within Bluntisham Conservation Area, alongside the location of the proposed shed being adjacent to the Grade II listed dwellinghouse within the application site. As such, it should be regarded that:

Section 72 of the Planning (LBCA) Act 1990 states that special attention shall be paid to the desirability of preserving or enhancing the character or appearance of a Conservation Area.

Section 66 of the Planning (LBCA) Act 1990 states that in considering whether to grant planning permission for development which affects a listed building or its setting, the Local Planning Authority shall have special regard to the desirability of preserving the building or its setting or any features of special architectural or historic interest which it possesses.

Para. 212 of the NPPF sets out that 'When considering the impact of a proposed development on the significance of a designated heritage asset, great weight should be given to the asset's conservation (and the more important the asset, the greater the weight should be). This is irrespective of whether any potential harm amounts to substantial harm, total loss or less than substantial harm to its significance'.

Para. 213 states that 'Any harm to, or loss of, the significance of a designated heritage asset (from its alteration or destruction, or from development within its setting), should require clear and convincing justification'

Local Plan policy LP34 aligns with the statutory provisions and NPPF advice.

As this is the case, HDC's Conservation team have been consulted and having reviewed the documents supports the application as a result of revised plans submitted, with their comments summarised below.

They begin by observing that the existing shed appears unsuitable for continued use to its state of disrepair and structural instability, with the proposed replacement shed utilising the existing concrete slab foundation and will be reduced in scale. It is noted that the materials proposed for the new structure represents an improvement over the current shed, which at present starkly contrasts with the light-coloured plaster façade of the Listed Building. Therefore, it is considered that the proposed design is an improvement on the existing outbuilding and provides an improved, smaller scale option which is less impactful on the setting of the Listed Building. The Conservation Officer states that the overall impact on the Listed Building is neutral, and is therefore acceptable in this regard.

Additionally, it is considered that, due to the location of the proposed shed within the rear garden and not directly in view from the public highway, the shed will not impact any key views and will have a neutral impact upon the significance of the Conservation Area.

Therefore, having regard to the above considerations, the development is considered to be acceptable with regard to its impact on the designed heritage assets and therefore accords with Policy LP34 of the Local Plan, the Planning (Listed Buildings and Conservation Areas) Act 1990 and the provisions of the NPPF (2024).

*Residential Amenity

Given the scale and location of the proposed shed in place of the existing, larger outbuilding, alongside having regard to the adjacent properties, it is not considered that there would be any unacceptable material impacts in terms of overbearing or loss of light, nor would there be any issues relating to overlooking or loss of privacy.

Overall, taking these factors into account the development is considered acceptable in terms of overshadowing, overbearing impact, overlooking, loss of privacy, loss of light and would not have a significant impact upon residential amenity and therefore accords with Policy LP14 of HDC's Local Plan to 2036 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 not have a significantly detrimental impact upon the designated heritage assets;
* Would not have a significantly detrimental impact upon the amenity of neighbours.

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 **Josh France**