Application Number: 25/01020/FUL

TOWN & COUNTRY PLANNING ACT 1990

Refusal of Planning Permission

Mr Sajan Varghese
BRETWAY Designs
Pinnacle House Business Centre
Newark Road
Peterborough
PE1 5YD
United Kingdom

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

Proposal: Two storey rear extension comprising of extension to ground floor retail area and additional self build flat above. New internal partition wall and internal alterations

Site address: 78 High Street Huntingdon PE29 3EN

Applicant: Mr Reji Thomas Essential Supermarket

in accordance with your application received on 5th June 2025 and plans (listed below) which form part of the application

Plan Type	Reference	Version	Date Received
Section	PP/25/0987-07A		18.09.2025
Location Plan	PP/25/0987-03		24.06.2025
Block Plan	PP/25/0987-02		18.09.2025
Floor Plan/s	PP/25/0987-04		18.09.2025
Floor Plan/s	PP/25/0987-05		18.09.2025
Elevations	PP/25/0987-06A		18.09.2025

1. Reason.
   The proposed extension is not considered to be a subservient addition to the main property and would result in the addition of a large two-storey flat roof mass to the rear of the existing building

C. Kerr

Clara Kerr
Chief Planning Officer

Date 18th November 2025

Huntingdonshire DISTRICT COUNCIL

Pathfinder House, St Mary's Street
Huntingdon. PE29 3TN
Dmadmin@huntingdonshire.gov.uk

01480 388424
www.huntingdonshire.gov.uk

that would be visually prominent within the streetscene of St John's Street and be out of character with the Huntingdon Conservation Area. As such, the Local Planning Authority conclude that the proposal would result in less than substantial harm to the character and appearance of the Huntingdon Conservation Area and there are no public benefits which would outweigh the harm identified. The proposal therefore fails to accord with Policies LP11, LP12 and LP34 of Huntingdonshire's Local Plan to 2036, Policies BE1, BE2 and BE3 of the Huntingdon Neighbourhood Plan, the Huntingdonshire Design Guide (2017), the National Design Guide and the NPPF (2024).

2. Reason.
   The proposed development by virtue of the the siting and scale of the proposed extension, as well as the proximity to the neighbouring properties windows serving habitable rooms, would result in the potential for reduction in daylight and sunlight levels to the detriment of the residential amenity of occupiers of No. 9 Ferrars Road. In the absence of a detailed Daylight and Sunlight Assessment, the Local Planning Authority are not able to satisfy themselves that the proposal would not result in unacceptable impacts on the neighbouring property.The proposal is therefore considered contrary to Policy LP14 of the Huntingdonshire Local Plan to 2036, the Huntingdonshire Design Guide SPD and Section 12 of the National Planning Policy Framework (2023).

3. Reason.
   The application has been accompanied by a Noise Impact Assessment and Odour Assessment, however, these are not considered to be sufficiently detailed or accurate and fail to consider important aspects of the proposal. The Local Planning Authority are therefore not able to satisfy themselves that future owners/occupiers of the proposed flat would not be subject to noise and odour impacts from existing uses within the site. As such, the proposal would be contrary to Policy LP14 of the Huntingdonshire Local Plan to 2036, guidance within the Huntingdonshire Design Guide SPD and the National Planning Policy Framework (2024).

4. Reason.
   The application has failed to incorporate adequate provision for refuse (wheeled bins) by virtue of the omission of a unilateral undertaking agreement meaning the needs of future residents would not be met with regard to household waste management, contrary to the requirements of the Developer Contributions Supplementary Planning Document (2011) and Policy LP4 of the Huntingdonshire Local Plan to 2036.

5. Note to applicant.
   Statement as to how the Local Planning Authority (LPA) has worked with the applicant in a positive and proactive manner on seeking solutions:

   When an application is received, planning conditions will be used where they can make a development acceptable.

C. Kerr

Clara Kerr
Chief Planning Officer

Date 18th November 2025

Huntingdonshire DISTRICT COUNCIL

Pathfinder House, St Mary's Street
Huntingdon. PE29 3TN
Dmadmin@huntingdonshire.gov.uk

01480 388424
www.huntingdonshire.gov.uk

A clear reason for refusal identifies the specific reasons why the development is unacceptable and helps the applicant to determine whether and how the proposal can be revised to make it acceptable.

In relation to this application, it was considered and the process managed in accordance with the National Planning Policy Framework 2024.

6. Note to applicant.
Huntingdonshire District Council became a Community Infrastructure Levy (CIL) Charging Authority on 1st May 2012. The Council is obliged to collect the levy from liable parties in instances where development received planning permission on or after 1st May 2012. It is important that liable parties (usually developers or landowners) are correctly identified to the Council as early as possible. For more details on CIL, the developments the charges will apply to, how much the charge will be and the process involved, including the developers or landowners legal responsibilities, the CIL pages on the Council's website at www.huntingdonshire.gov.uk should be referred to. It should be noted that all development which creates one or more dwellings will be liable to be charged irrespective of the floor space charge. However, developments which create less than 100 square metres of new floor space and do not involve a dwelling or dwellings, will be exempt from CIL and will not be charged.

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



Clara Kerr
Chief Planning Officer

Date 18th November 2025

Huntingdonshire DISTRICT COUNCIL

Pathfinder House, St Mary's Street
Huntingdon. PE29 3TN
Dmadmin@huntingdonshire.gov.uk

01480 388424
www.huntingdonshire.gov.uk

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

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.

C. Kerr

Clara Kerr
Chief Planning Officer

Date 18th November 2025

Huntingdonshire DISTRICT COUNCIL

Pathfinder House, St Mary's Street
Huntingdon. PE29 3TN
Dmadmin@huntingdonshire.gov.uk

01480 388424
www.huntingdonshire.gov.uk