OFFICER REPORT

Case No: 25/00205/FUL Full Planning Application

Proposal: Conversion of dwelling into two separate dwellings.

Location: 27 Green End Road Sawtry Huntingdon

Applicant: Mr Joe Westwood

Grid Ref: 516789 283471

DESCRIPTION OF SITE AND APPLICATION

The application site comprises an end of terrace dwelling at No. 27 Green End Road, Sawtry. The application site is approximately 200 metres south from the centre of Sawtry. No.27 is accessed off the public highway known as Green End Road. The application site is surrounded by residential development and community facilities and services and therefore distinctly located in the built-up area of the key service centre of Sawtry.

The site is within Flood Zone 1 and therefore at lowest risk from fluvial and surface water flooding and not at risk from groundwater flooding. There are no designated ecological assets within or in the vicinity of the site. Approximately 34m southwest from No.27 is a grade II listed building.

No. 27 Green End Road benefited from householder planning permission in September of 2023 for the erection of two storey side and single storey rear extension and porch to front (planning permission ref 23/01318/HHFUL). Officers visited the site and note the permitted extensions have been built out.

This application seeks planning permission to subdivide the end of terrace dwelling into two dwellings with a shared access arrangement off Green End Road. The host dwelling would retain three bedrooms, and the new dwelling would have two bedrooms.

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

NATIONAL GUIDANCE

The National Planning Policy Framework (12th 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 10).'

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.

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

PLANNING POLICIES
Huntingdonshire's Local Plan to 2036 - adopted May 2019
*LP1: Amount of Development
*LP2: Strategy for Development
*LP4: Contributing to Infrastructure Delivery
*LP5: Flood Risk
*LP6: Waste Water Management
*LP8: Key Service Centres
*LP11: Design Context
*LP12: Design Implementation
*LP14: Amenity
*LP15: Surface Water
*LP16: Sustainable Travel
*LP17: Parking Provision and Vehicle Movement
*LP30: Biodiversity and Geodiversity
*LP31: Trees, Woodland, Hedges and Hedgerows

Sawtry Neighbourhood Plan (Made Dec 2023).
Policy SNP9 - Off-street parking and electric vehicle charging

Supplementary Planning Documents (SPD) and Guidance:
*Huntingdonshire Design Guide SPD (2017)
*Huntingdonshire Townscape and Landscape Assessment SPD (2022)
*Developer Contributions SPD (2011)
*Cambridgeshire Flood and Water SPD (2024)
*Huntingdonshire Tree Guidance Note 3
*Annual Monitoring Report, regarding housing land supply.

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

PLANNING HISTORY
23/00444/HHFUL-Erection of two storey side and single storey rear extension and porch to front.-Permitted 22.06.2023

23/01318/HHFUL-Erection of two storey side and single storey rear extension and porch to front.-Permitted 26.09.2023

23/02155/NMA-Non material amendment of 23/01318/HHFUL to increase wall thickness internally and damp proof existing external wall with insulated ventilated system-Consent 07.12.2023

CONSULTATIONS
Highways-No objection. The general access arrangement submitted indicates that the vehicular access will be extended to provide access to the parking area of No. 27. Therefore, the effect of the proposed development upon the Public Highway should be mitigated through the imposition of the recommended conditions.

Parish Council- No Objection. Recommend approval as there is no effect on neighbours.

REPRESENTATIONS
One third party representation has been received neither objecting nor supporting the planning application but raises the following material planning considerations.
-Concerns over vehicle parking.
-Parking in proximity to the Middlefield Road and Green End Road junction.

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

- Principle of development
- Design, Visual Amenity and Impact on the Character and Appearance of the Area and Impact on Designated Heritage Assets
- Residential Amenity
- Highway Safety, Access and Parking Provision
- Flood Risk/Surface Water Drainage
- Accessible and Adaptable Dwellings
- Water Efficiency
- Other matters

*Principle of development
The National Planning Policy Framework (NPPF, 2024) states planning law requires that applications for planning permission be determined in accordance with the development plan, unless material considerations indicate otherwise.

Per Local Plan Policy LP 1, Huntingdonshire district has a housing need of at least 20,100 new homes between the period of 2011-2036. The Local Plan considers that windfall sites to contribute to the supply of new homes (Local Plan paragraph 4.4).

Furthermore, Huntingdonshire's strategy for development is set out in Policy LP2 of the Local Plan and looks to concentrate development in locations which provide, or have the potential to provide, the most comprehensive range of services and facilities and Warboys is considered to be a Key Service Centre for the district. The Local Plan considers Sawtry to be a Key Service Centre as the local area has a sufficient number of services and amenities to accommodate residential development and its future occupants.

The application site is considered to be located in a Key Service Centre whereby Policy LP 8 of the Local Plan applies. Policy LP 8 states that a proposal for development on a site which is additional to those allocated in this plan will be supported where it is located within a built-up area of a Key Service Centre. The application site is located within the built-up area of the Key Service Centre of Sawtry and is located approximately 200 metres south from the centre of Sawtry which offers day to day facilities and services.

The principle of the proposed intensified residential use of the site from a single dwelling to two dwellings in the built-up area of Sawtry is therefore acceptable in principle and supported by Policies LP2 and LP8 of the Local Plan, subject to consideration of the following material planning considerations.

*Design, Visual Amenity and Impact on the Character and Appearance of the Area and Impact on Designated Heritage Assets.
Policies LP11 and LP12 of Huntingdonshire's Local Plan to 2036 state that developments should respond positively to their context, draw inspiration from the key characteristics of its surroundings and contribute positively to the area's character and identity.

The application does not seek to make any major external design alterations to the householder scheme permitted under application ref 23/01318/HHFUL. However, minor alterations including the installation of a new door to replace the existing porch door and installation of 1.8m fencing to separate the rear amenity space between No.27 and the new dwelling are proposed. Internal reconfiguration of the layout would be required to facilitate the subdivision of the dwelling.

The proposed minor alterations to the building are considered acceptable and would not alter the character and appearance of the site. The proposal therefore accords with Local Plan Policies LP11 and LP12.

It is also noted that the application site is approximately 34m northwest from the Grade II Listed Building known as 32 Green End Road. Section 66 of the Planning (Listed Buildings and

Conservation Areas) Act 1990 states that 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". Policy LP34 of the Local Plan to 2036 sets out that proposal should protect the significance of heritage assets such as Listed Buildings.

Application ref 23/01318/HHFUL to extend No.27 was not considered to cause any detrimental harm to the setting of this Listed Building given the extensions are subservient to the existing dwellinghouse, and all materials used match those of the existing. Given this, the proposed intensified use of the site from one dwelling to two is also not considered to cause any detrimental harm to the setting of the Grade II Listed Building known as 32 Green End Road.

*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 proposed subdivision would form a 3- bedroom dwelling with a gross internal area of approximately 93m2 and a 2-bedroom dwelling with a GIA of 90 sqm. All habitable rooms would be serviced with windows to provide daylight and sunlight. The proposal accords with the nationally described space standards for a 3bedroom-5person and 2bedroom-4person dwelling.

The proposal seeks to divide the rear amenity space of No.27 with 1.8m high fencing. This is sufficient to secure the privacy of the host and proposed dwelling.

Following the subdivision of the site it is considered that both properties will have adequate amenity space for the respective plots.

No external alterations are proposed as part of this subdivision and therefore the intensified use of the site is not considered to cause any additional harm to the direct neighbours to the north or south in terms of loss of light, overshadowing or overlooking impacts and the dwelling as existing is not considered to be overbearing in nature.

Given the above, it is unlikely that any significant issues in terms of overbearing impacts overshadowing or loss of light would be as a result of the development proposal. The proposal would secure a high standard of amenity for current and future occupiers of the dwelling in accordance with Policy LP14 of the Local Plan to 2036, the Huntingdonshire Design Guide, the National Design Guide and the NPPF (2024) in this regard.

*Highway Safety, Access and Parking Provision
Policy LP17 of the Local Plan to 2036 seeks to ensure that new development incorporates appropriate space for vehicle movements, facilitates access for emergency vehicles and service vehicles and incorporates adequate parking for vehicles and cycles.

The application seeks to extend the vehicular access to the parking area of No.27 to form a shared access arrangement. The shared access would be a 3.6m wide opening with extended dropped kerbs. The proposed access arrangement can achieve 2m x2m pedestrian visibility splays.

As the proposal seeks to extend an established access of a public highway Cambridgeshire County Council have been consulted on this application as the Local Highways Authority. The LHA raise no objection to the proposed vehicle arrangement subject to the imposition of recommended conditions.

At present No.27 is serviced with three off street vehicle parking spaces. The proposal would allocate one vehicle parking space to the host dwelling No.27 and two spaces to the new dwelling (No.27 a). It is acknowledged that third parties raised concerns in regard to parking however, Huntingdonshire's Local Plan does not have specific guidance or policy stipulating the provision of parking to bedroom numbers. The proposal would provide the dwellings with a combined total of three parking spaces

which Officers consider appropriate, given that the Key Service centre of Sawtry has regular access to public transport and the site is within 100 metres of a bus stop.

To encourage the use of sustainable transport methods a condition seeking the details of covered cycle storage can be imposed on any permission. A minimum of 5 bikes (3 bikes for No. 27 and 2 bikes for the new dwelling) would need to be accommodated in the proposed storage facility (1 bike per bedroom) in accordance with Local Plan Policy LP17.

Given the above, it is considered that the proposal can safely be accessed, provides sufficient parking for the future occupants and would not cause significant safety issues to the surrounding highway network. Therefore, the proposal is considered compliant with Local Plan Policies LP16 and LP17 and paragraph 116 of the NPPF 2024 in this regard.

*Flood Risk and Drainage
National guidance and Policy LP5 of the Local Plan seek to steer new development to areas at lowest risk of flooding and advises this should be done through application of the Sequential Test, and if appropriate the Exceptions Test (as set out in paragraphs 172-179 of the NPPF (2024)). The site is located within Flood Zone 1 and less than 1 hectare and therefore, a flood risk assessment is not required for this proposal.

Overall, the proposal is considered to be acceptable with regard to its impact on both flood risk and water drainage and therefore accords with Policies LP5, LP6 and LP15 of Huntingdonshire's Local Plan to 2036 and Section 14 of the National Planning Policy Framework in this regard.

*Accessible and Adaptable Homes
Policy LP25 of the Local Plan to 2036 requires proposals for housing to meet the optional Building Regulation requirement M4(2)" Accessible and adaptable dwellings" unless it can be demonstrated that site specific factors make this unachievable.

A condition could be imposed upon any consent to ensure that the development is built in accordance with these standards and maintained for the life of the development.

*Water Efficiency
Policy LP12 of the Local Plan to 2036 requires proposals for housing to comply with the optional building regulation for water efficiency, as set out in Approved Document G.

A condition could be imposed upon any consent to ensure that the development is built in accordance with these standards and that they are maintained for the life of the development.

*Developer Contributions
Unilateral Undertaking for Wheeled Bins:
Part H of the Developer Contributions SPD (2011) requires a refuse bin payment for new residential development. A Unilateral Undertaking Form in respect of wheeled bins was received by the LPA on the 29/04/2025. The proposed development therefore accords with Policy LP4 of the Huntingdonshire Local Plan and the Developers Contributions SPD (2011).

Conclusion and Planning Balance:
In this instance, a proposal for the intensified residential use of the site from a single dwelling to two dwellings in the built-up area of a sustainable settlement, is not considered to cause significant and demonstrable harm that would outweigh the economic, social and environmental benefits of the proposal and the proposed development is considered to be compliant with relevant national and local planning policy as:

*The principle of residential development within the built-up area of Sawtry is acceptable;
*The proposal would not have a significantly adverse impact on the overall character of the area or the setting of the adjacent Grade II Listed Building.

*The proposal is designed satisfactorily to safeguard the amenities of neighbouring dwellings and future occupants.
*There are no overriding highway safety or parking issues.
*Is acceptable in regard to flood risk.

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 **Charlotte Dew**