Application Number: 25/00984/HHFUL

TOWN & COUNTRY PLANNING ACT 1990

Refusal of Planning Permission

Mr Peter Prescott
PJP Architect
School House
Park Road
Melchbourne
MK44 1BB

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

Proposal: New detached garage to the front of the existing property

Site address: 63 Station Road Catworth Huntingdon PE28 0PE

Applicant: Stiff

in accordance with your application received on 30th May 2025 and plans (listed below) which form part of the application

Plan Type	Reference	Version	Date Received
Location Plan	PL001		30.05.2025
Site Plan	PL003 Rev B	Proposed	25.07.2025
Proposals	PL004	Proposed	30.05.2025

1. Reason.
   The area is characterised by an open and linear from of development, with dwellings set back from the main road and outbuildings to the side or rear of properties. The proposed garage would introduce built form to the front of dwellings, resulting in an uncharacteristic form of development. The garage due to its height, massing and location within the site would present as an overly prominent addition, that would result in harm to the character and appearance of the local area. It does not accord with policies LP11, and LP12 of Huntingdonshire's Local Plan to 2036 (2019) and Part 3.5 of the Huntingdonshire Design Guide SPD (2017) in this regard.

C. Kerr

Clara Kerr
Chief Planning Officer

Date 7th November 2025

Huntingdonshire DISTRICT COUNCIL

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

01480 388424
www.huntingdonshire.gov.uk

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;

- **Twelve weeks 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 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

C. Kerr

Clara Kerr
Chief Planning Officer

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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.



Clara Kerr
Chief Planning Officer

Date 7th November 2025

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