OFFICER REPORT

Case No: 25/01073/HHFUL Householder (Full)

Proposal: Retention of a two bay cart lodge

Location: October House 177 High Street Yelling

Applicant: Mr Warren Blevins

Grid Ref: 526358 262462

DESCRIPTION OF SITE AND APPLICATION

The site comprises of a two-storey detached dwellinghouse located on the High Street in Yelling. The front of the application site sits within the Yelling Conservation Area. A Grade II Listed barn at Friends Farm House, 181 High Street is sited to the south-east of the application site. There are no other constraints relevant to the site.

The application seeks retrospective planning permission for the retention of a two-bay cart lodge.

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;
* achieving well-designed places;
* conserving and enhancing the natural environment;
* conserving and enhancing the historic environment.

Planning Practice Guidance and the National Design Guide 2019 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)

LP 11: Design Context
LP 12: Design Implementation
LP 14: Amenity
LP 31: Trees, Woodland, Hedges and Hedgerows
LP 34: Heritage Assets and their settings

Huntingdonshire Design Guide Supplementary Planning Document (2017):
* Place Making Principles - Part 3.7 Building Form

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

RELEVANT PLANNING HISTORY

16/01978/HHFUL - Construction of dormer window to provide headroom for stair to roof-space, and the conversion of attic space into bedroom with en-suite. - Permission

CONSULTATIONS

Yelling Parish Council recommend approval as:
- The scale and materials used in the construction of the lodge are considered sympathetic in design to the main property at the site;
- The construction, although sited close to the front and side boundaries of the plot, does not materially change the view of the property from the public highway;
- There are no changes to access to the public highway from the property;
- other than as mentioned above, there do not appear to be any significant adverse impacts to the residential amenity of neighbouring properties nor to the Yelling Conservation Area generally;
- the siting of the lodge at the western edge of the plot is at the most remote location possible to the setting of the grade II listed barn at Friends Farm House to the east and any potential impacts to the barn are not considered significant;
- there do not appear to be any other material considerations to suggest that the proposal is unacceptable.

HDC's Conservation Officer: Supports the application. The retaining of the cart lodge has a neutral impact on the significance of Yelling Conservation Area.

REPRESENTATIONS

None received at the time of determination.

SUMMARY OF ISSUES

The main issues to consider in the determination of this application are:
- Design and Visual Amenity
- Residential amenity
- Impact on the Conservation Area
- Trees

Design and Visual Amenity

Policy LP 11 of the adopted Local Plan to 2036 states that a proposal will be supported where it is demonstrated that it responds positively to its context and has drawn inspiration from the key characteristics of its surroundings and has regard for the guidance contained within the Design SPD (2017).

The application site is a two-storey detached dwellinghouse located on the northern side of the High Street in Yelling. The main dwelling is sat back from the road frontage with a large, gravelled driveway. The site is situated within a well-established residential area where dwellings vary in scale and design.

The application seeks retrospective permission for the retention of a two-bay cart lodge. The two bay cart lodge is situated at the front of the site and consists of open bays supported by oak posts

with the remaining three elevations clad in horizontal larch boarding and the roof is finished in clay tiles. The materials are considered sympathetic to the character and appearance of the hose dwelling and the surrounding area and do not appear visually intrusive.

The proposal by virtue of its siting, scale, size, design and materials would be in keeping with the character and appearance of the host dwelling and the surrounding area.

Overall, it is considered the proposed development is acceptable with regard to design and visual amenity and therefore accords with Policies LP11 and LP12 of Huntingdonshire's Local Plan to 2036.

Residential Amenity

Policy LP14 states that 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 in terms of light, outlook, privacy and noise.

With regards to residential amenity, the two-bay cart lodge sites back approx. 6 metres from the road and is sited a substantial distance from any neighbouring sites. Given the single-storey nature, scale and location of the cart lodge, it is not considered that the development would result in any adverse impacts to neighbouring amenity in terms of overlooking, loss of light, overbearing impact, or loss of privacy.

The development is therefore considered acceptable and would not have a significant impact upon residential amenity and therefore accords with Policy LP14 of Huntingdonshire's Local Plan to 2036 in this regard.

Impact upon the Conservation area

The 1990 Act gives local planning authorities a general duty to preserve Listed Buildings and to preserve or enhance the character or appearance of Conservation Areas (s.66 and s.72 Planning (Listed Buildings and Conservation Areas) Act 1990). The National Planning Policy Framework December 2024 states that Local planning authorities need to take account of the desirability of sustaining and enhancing the significance of heritage assets (Para 203). The NPPF 2024 also states that great weight should be given to the conservation of a heritage asset.

The application site is within the Yelling Conservation Area and near to a Grade II Listed Barn at Friends Farm House, 181 High street. The site features a two-storey brick detached dwelling on the northern side of High Street, with a two-bay cart lodge situated at the front of the property, overlooking the road. The main elevation, which is perpendicular to the highway, consists of open bays supported by oak posts, while the remaining elevations are clad in horizontal larch boarding. The roof is made of clay tiles.

Although the material and style of the cart lodge do not match any nearby buildings, the use of natural materials is sympathetic to the surrounding environment. Additionally, there are detached outbuildings that occupy the front of the High Street scene in this area, which means that this structure does not appear significantly out of place.

The site is located near a designated heritage asset, a Grade II listed barn at Friends Farm House, 181 High Street. The lodge is visible from this heritage asset; however, officers believe it does not impact the setting and significance of the heritage asset as there are modern buildings in closer proximity at 179 High Street which overshadow the immediate setting.

Therefore, the retention of the two-bay cart lodge has a neutral impact on the significance of the Yelling Conservation Area and does not result in harm to the character and appearance of the Conservation Area.

It is therefore considered that the proposal accords with the Planning (Listed Buildings and Conservation Areas) Act 1990, NPPF and Local Plan Policy LP34.

Trees

The Conservation Officer noted that there is a tree which could potentially have been impacted by the development, and which is protected given its location within the Conservation Area. In this case, given that the application relates to a retrospective development, any opportunities to secure protection of the tree have been lost. In this instance, officers can therefore raise no objection in terms of the impact on trees/

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 significantly detrimental impact upon the amenity of neighbours;
* Would not have a harmful impact on designated heritage assets.

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 **Robyn Kerrigan**