HUNTINGDONSHIRE DISTRICT COUNCIL

25/00231/HHFUL

OFFICER REPORT

Case No: **25/00231/HHFUL** **Householder (Full)**

Proposal: **Erection of Single Storey rear extension**

Location: **Land At Garden Farm The Town Great Staughton**

Applicant: **Mr and Mrs Elizabeth and Murray MacKay**

Grid Ref: **511952 264260**

DESCRIPTION OF SITE AND APPLICATION

Garden Farm, The Town is a Grade II Listed Building approximately 1km south-west of the built-up area of Great Staughton. The existing property is a two-storey, 16th century, timber-framed and plastered farmhouse of a gable-end design. The property is approximately 80m south-west of the Great Staughton Conservation Area.

This application seeks permission to demolish an existing farm outbuilding (former stables) and the erection of a single storey rear extension. The proposed extension would be of a flat-roof design and would measure 7.91m in depth, 6.13m in width with a maximum height of approximately 3.2m.

The Local Planning Authority are also considering a Listed Building Consent application for the same development (Reference 25/00232/LBC).

This application has been accompanied by the following documents:

- Planning Statement;
- Design and Access Statement;
- Heritage Statement;
- Archaeological Desk-Based Assessment;
- Preliminary Ecological Appraisal and Roost Assessment;
- Bat Emergence and Re-Entry Surveys; and
- Arboricultural Method Statement.

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

NATIONAL GUIDANCE

The National Planning Policy Framework (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.

Sections 66 and 72 of the Planning (Listed Buildings and Conservation Areas) Act 1990, 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
LP30: Biodiversity and Geodiversity
LP31: Trees, Woodland, Hedges and Hedgerows
LP34: Heritage Assets and their Settings

Supplementary Planning Documents (SPD) and Guidance:

Huntingdonshire Strategic Flood Risk Assessment (2024)
Huntingdonshire Design Guide Supplementary Planning Document (2017)
Huntingdonshire Landscape and Townscape SPD (2022)

The National Design Guide (2021)

C1 - Understand and relate well to the site, its local and wider context
C2- Value heritage, local history and culture
I1 - Respond to existing local character and identity
I2 - Well-designed, high quality and attractive
I3 - Create character and identity

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

RELEVANT PLANNING HISTORY

0403645FUL - Extension to dwelling - Approved.

0403646LBC - Extension to dwelling - Approved.

CONSULTATIONS

Great Staughton Parish Council - No comments received

Cambridgeshire County Council's Archaeology Team - No objections to the proposal due to the small scale of the scheme and the proposed extension sits within the area of the former stables.

Huntingdonshire District Council's Conservation Officer - No objections to the proposal, subject to the imposition of a condition being imposed on any planning permission granted.

REPRESENTATIONS

No third party representations were received during the course of the application.

SUMMARY OF ISSUES

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

- Design, Visual Amenity and Impact on Heritage Assets
- Residential Amenity
- Biodiversity
- Impact on Trees

* Design, Visual Amenity and Impact on Heritage Assets

The Local Planning Authority is required to ensure that special regard is given to preserving the listed buildings and their settings in relation to Section 66 of the Planning (Listed Buildings and Conservation Areas) Act 1990. The Local Planning Authority is also required to ensure that with respect to any buildings or other land in a conservation area, special attention shall be paid to the desirability of preserving or enhancing the character or appearance of that area, through the Planning (Listed Buildings and Conservation Areas) Act 1990 at Section 72. This is also reflected in Policy LP34 of the Huntingdonshire Local Plan to 2036 and Section 16 of the National Planning Policy Framework.

Policy LP11 of the Local Plan states that a proposal will be supported where it is demonstrated that it responds positively to its context. Policy LP12 states that new development will be expected to be well designed and that a proposal will be supported where it can be demonstrated that it contributes positively to the area's character and identity and successfully integrates with adjoining buildings and landscape. This is also reflected in the Huntingdonshire Design Guide SPD and Section 12 of the National Planning Policy Framework (2024).

This application seeks approval for the demolition of an existing farm outbuilding (former stables) located to the south of the farmhouse and the erection of a single storey rear extension. Garden Farmhouse is a Grade II Listed Building and is approximately 80m south-west of the Great Staughton Conservation Area.

The proposed extension would be of a modern, flat-roof design and would measure 7.91m in depth, 6.13m in width with a maximum height of approximately 3.2m. The design incorporates a 'privacy' wall on the west elevation constructed with a white render finish to match the farmhouse and glazed screens to the south and east. The roof features a considerable overhang that will be constructed with a copper covering. It also incorporates a green sedum roof and a large roof light.

The proposed extension is of an acceptable scale and massing as the listed building is large enough to comfortably accommodate it without losing its historic character. The use of a modern design and materials are considered to be acceptable in this instance as it relates to a relatively small addition to the building and will not distract attention from the historic form of the farmhouse. This will be aided by the glazed elements which would be visually permeable. The form of the extension respects and adds to the evolution of the building without compromising its special interest. The removal of modern patio doors to enable access are not considered to impact the special interest of the listed building.

The Council's Conservation Officer has been consulted and has concluded that the proposed extension is unlikely to be harmful to the significance of the listed farmhouse but it is important that the structure of the extension is sensitively attached to preserve historic fabric. A condition would be imposed on any planning permission granted to secure specific structural engineering details covering this aspect.
The demolition of the former stables is considered to be harmful to the significance of the listed building; however, the building has been previously altered historically so that it no longer makes an important contribution to that significance as its historic form and function are almost illegible. Notwithstanding its evidential value in defining the one side of the historic farmyard, it is located in a way that seriously impinges views to and from the listed building.

Paragraph 215 of the National Planning Policy Framework (2024) states that where a development will lead to less than substantial harm to the significance of a designated heritage asset, this harm should be weighed against the public benefits of the proposal including, where appropriate, securing its optimum viable use.

It is concluded that the demolition of the existing outbuilding and the erection of a single storey rear extension would result in less than substantial harm. However, the benefits of improving the accommodation of the building combined with opening up views to and from the farmhouse will help to secure its optimum viable use and would outweigh the identified harm in this instance.

As such, the proposal is deemed to be in accordance with Sections 66 and 72 of the Planning (Listed Buildings and Conservation Areas) Act 1990, Policies LP11, LP12 and LP34 of Huntingdonshire's Local Plan to 2036 and Sections 12 and 16 of the National Planning Policy Framework (2024) in this regard.

*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.

Given the single-storey scale of the proposed extension and distance to the closest neighbouring residential property (approximately 230m to Staughton Manor), the proposal is not considered to result in any detrimental impacts on any neighbouring properties amenities.

As such, the proposal is deemed to be in accordance with Policy LP14 of Huntingdonshire's Local Plan to 2036 and Section 12 of the National Planning Policy Framework (2024) in this regard.

*Biodiversity

Paragraph 187 of the NPPF (2024) states planning policies and decisions should contribute to and enhance the natural and local environment. Policy LP30 of the Local Plan to 2036 requires proposals to demonstrate that all potential adverse impacts on biodiversity and geodiversity have been investigated and ensure no net loss in biodiversity and provide a net gain where possible, through the planned retention, enhancement and creation of habitats and wildlife features, appropriate to the scale, type, and location of development.

This application has been accompanied by a Preliminary Ecological Appraisal (PEA) and Roost Assessment and a Bat Re-Entry and Emergence Survey.

The PEA concludes that the existing stable building to be demolished was assessed as having negligible habitat value for roosting bats due to a lack of roosting features identifies. The submitted Bat Survey concludes that the roof edge was observed to have gaps along the majority of the eastern elevation which allows large amounts of daylight into the internal of the building. Furthermore, the interior was observed to have no suitable roosting features, and the exterior was noted to have no cracks or gaps in the brickwork. The Local Planning Authority are satisfied with the findings of the submitted reports and a condition would be imposed on any planning permission granted to ensure that development is carried out in accordance with submitted reports, including the recommendations within the PEA.

It is worth noting that given the scale and nature of the proposed development, the application is exempt from demonstrating biodiversity net gain.

Accordingly, the proposal is deemed to be in accordance with Policy LP30 of Huntingdonshire's Local Plan to 2036 and Section 15 of the National Planning Policy Framework in this regard.

*Impact on Trees

Policy LP31 of the Huntingdonshire Local Plan to 2036 requires proposals to demonstrate that the potential for adverse impacts on trees, woodland, hedges and hedgerows has been investigated and that a proposal will only be supported where it seeks to conserve and enhance any existing tree, woodland, hedge or hedgerow of value that would be affected by the proposed development.

This application has been accompanied by an Arboricultural Method Statement where a total of 17 individual trees, 2 groups of trees and three hedges were surveyed. As a result of the proposed development, a total of two individual trees and a partial section of hedge would be removed. The proposal will also involve the selective pruning of a group of trees to provide the necessary clearance for construction works. Given the location of the site and the limited contribution the trees and hedge offer, the Local Planning Authority have no objections to their removal. It is also worth noting that the site is not situated within the Great Staughton Conservation Area, nor are the trees protected by any Tree Protection Order.

Furthermore, the Local Planning Authority are satisfied with the protection measures proposed for the existing trees that would be retained, and a condition would be imposed on any planning permission granted to secure this.

Overall, the Local Planning Authority are satisfied that the proposal would not result in any harm to existing trees. As such, the proposal is considered to be in accordance with Policy LP31 of Huntingdonshire's Local Plan to 2036 and Section 15 of the National Planning Policy Framework (2024) 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 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.

If you would like a translation of this document, a large text version or an audio version, please contact us on 01480 388424 and we will try to accommodate your needs.

CONTACT OFFICER:
Enquiries about this report to **Jennifer Wallis**