OFFICER REPORT

Case No: 25/00979/HHFUL Householder (Full)

Proposal: Dismantling and reconstruction of 2no outbuildings to the rear

Location: 47 Main Street Yaxley Peterborough

Applicant: Ms Samantha Ripley

Grid Ref: 518613 292101

DESCRIPTION OF SITE AND APPLICATION

The application site at 47 Main Street is occupied by a Grade II Listed one and a half storey semi-detached dwellinghouse located within a residential area in Yaxley. The site falls within the Yaxley Conservation Area and is in Flood Zone 1 of the Environment Agency's Flood Map for Planning.

This application seeks permission for the dismantling and reconstruction of 2no outbuildings to the rear.

This application is also accompanied by an application for Listed Building Consent (25/00980/LBC) which has the same description.

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

Throughout the lifetime of the application, revised plans have been received to address comments from HDC's Ecology Team. In this instance, on the balance of fairness, further consultation on this matter was not considered to be necessary.

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;
* building a strong, competitive economy;
* achieving well-designed, beautiful and safe places;
* conserving and enhancing the natural, built and historic environment.

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

Neighbourhood Plan and relevant policies where applicable

Huntingdonshire Design Guide Supplementary Planning Document (2017):

* Place Making Principles parts 3.7 Building Form and 3.8 Building Detailing

Yaxley Conservation Area Character Assessment (1995)

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

RELEVANT PLANNING HISTORY

Given the historic nature of the property there is an extensive planning history associated with it. The history from 1990 onwards is available to view on HDC's Public Access Site. The most recent, relevant planning history is detailed below:

9001445OUT - Alterations and extensions to create three dwellings 47, Main Street, Yaxley. (Permission)

9911600LBC - Part demolition of rear wing (Consent)

0402941LBC - Part demolition of dwelling (Consent)

0403349FUL - Extension and alterations to dwelling (Permission)

0403547LBC - Extension and alterations to dwelling (Consent)

24/01864/LBC - Dismantling and reconstruction of 2no outbuildings (Withdrawn)

25/00980/LBC - Dismantling and reconstruction of 2no outbuildings to the rear (Pending Consideration)

CONSULTATIONS

Yaxley Parish Council - Support the application.

HDC Conservation Officer - No objections subject to condition, further comments in subsequent sections of this report.

HDC Ecology Officer - No objections following the submission of additional information.

HDC Arboricultural Officer - Support the application.

REPRESENTATIONS

49 Main Street Yaxley - Support the application, states it offers continuing utility of the buildings and enhances the integrity of the locality.

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 and Geodiversity
- Impact on Trees

* Design, Visual Amenity and Impact on Heritage Assets

47 Main Street is a semi-detached Grade II Listed Building located within the Yaxley Conservation Area. The surrounding area depicts the character of a typical residential area, and there are a number of additional Listed Buildings along Main Street on which the application site is located. The works which require Listed Building Consent involve the dismantling and reconstruction of the two existing outbuildings to the rear of the dwelling.

The proposal ensures that the general layout of the buildings will remain unchanged, with some minor changes to the internal layout and reconfiguration of the front elevations as a result of the reconstruction. An additional door will be added to the eastern elevation of the outbuildings to create direct access. The outbuildings will measure a combined length of approximately 10.7 metres, and a maximum width of 4.2 metres. The reconstruction ensures that the outbuildings remain at the same height as existing, with a maximum ridge height of 3.6 metres, and a maximum eaves height of 2.1 metres. The existing brickwork will be salvaged for reuse, helping to keep the outbuildings integrated within the application site. Taking this into account, the proposals will have a neutral impact upon the character and appearance of the application site and wider area. Additionally, when considering the location of the outbuildings to the rear of the dwelling, these are not directly visible from the street, and therefore the proposals will have no significantly detrimental impact on the appearance of the street scene.

Overall, taking the above factors into consideration, the proposed development is considered to be acceptable with regard to design and visual amenity and would not have a significantly detrimental impact upon the character or appearance of the area. It therefore accords with Policies LP11 and LP12 of Huntingdonshire's Local Plan to 2036 in this regard.

As detailed in the previous sections of this report, the application site lies within Yaxley Conservation Area. With the dwelling also being Grade II Listed, it is necessary to consider the impact of the development on its designated heritage assets.

Section 16(2) of the Planning (LBCA) Act 1990 (as amended) requires special regard to be had to the desirability of preserving the building or its setting or any features of special architectural or historic interest which it possesses.

Section 72 of the Planning (LBCA) Act 1990 (as amended) states that special attention shall be paid to the desirability of preserving or enhancing the character or appearance of a Conservation Area.

Section 66 of the Planning (LBCA) Act 1990 states that in considering whether to grant planning permission for development which affects a listed building or its setting, 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.

Para. 212 of the NPPF sets out that 'When considering the impact of a proposed development on the significance of a designated heritage asset, great weight should be given to the asset's conservation (and the more important the asset, the greater the weight should be). This is irrespective of whether any potential harm amounts to substantial harm, total loss or less than substantial harm to its significance'.

Para. 213 states that 'Any harm to, or loss of, the significance of a designated heritage asset (from its alteration or destruction, or from development within its setting), should require clear and convincing justification'

Local Plan policy LP34 aligns with the statutory provisions and NPPF advice.

As this is the case, HDC's Conservation team have been consulted and having reviewed the documents supports the application and makes the following comments which are summarised below:

HDC's Conservation Officer begins by outlining that the outbuildings have significant structural issues and that they have already been substantially rebuilt during the 20th century. It is noted that the first outbuilding requires total reconstruction due to the structural defects, and the second outbuilding, whilst also in poor condition, is of relatively recent re-construction in modern materials. It is determined that the significance of both outbuildings to the Listed Building and the Conservation Area is in their historic form and materials, which reinforce the historic grain of the Conservation Area and former use of the Listed Building.

As such, the proposed dismantling and reconstruction of the is likely to preserve the essence of the outbuildings' historic form whilst the salvaging of existing historic materials will help to replicate their existing appearance. The Conservation Officer states that any new materials required for the reconstruction should be conditioned to ensure that these match the existing as closely as possible.

Taking into account the level of detail provided with the application and the reconstruction proposals, alongside the above assessment and the comments received from HDC's Conservation Officer presented above, it is considered that the proposed development is acceptable with regards to its impact on the designated heritage assets, subject to conditions. The proposals preserve the special interest of the Listed Building and its setting, as well as enhancing the character and appearance of the Yaxley Conservation Area. It therefore accords with Policy LP34 of the Local Plan to 2036, the provisions of the NPPF (2024) and the Planning (LBCA) Act 1990.

*Residential Amenity

Given that the proposal consists of the rebuilding of the outbuildings to the rear of the property, and taking into consideration the scale of development, it is not considered that there will any unacceptable material impacts in terms of overbearing or loss of light. Having regard to the proximity and separation to the adjacent dwellings, it is also considered that there would not be any issues regarding loss of privacy or overlooking.

Overall, taking these factors into account the development is considered acceptable in terms of overshadowing, overbearing impact, overlooking, loss of privacy, loss of light 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.

*Biodiversity

Whilst Listed Building Consent applications primarily focus on the designated heritage assets, it is noted in the supporting Preliminary Ecological Appraisal and Bat Survey that whilst the proposed outbuildings are of a 'low' value for bat activity, and no evidence of roosting activity was captured

during surveys, there was a small volume of foraging activity. As the works may impact a protected species, it is considered necessary to assess this. As such, HDC's Ecology Officer was consulted, and initially raised concerns that no biodiversity enhancement measures were recommended as part of the proposals, to ensure that the development accords with Policy LP30 of the Local Plan, which ensures that proposals shall provide a net gain in biodiversity where possible. Revised plans have therefore been submitted, highlighting bat and bird boxes to be installed on the southern elevation as part of the proposals. These are considered to be in an acceptable location and shall be secured by condition.

Therefore, having taken into account the above, the proposal is acceptable with regards to its impact on biodiversity and protected species, subject to a condition which ensures that development is followed in accordance with the submitted revised plans and elevations which present the required enhancement measures. As such, it therefore accords with Policy LP30 of the Local Plan to 2036.

*Impact on Trees

Whilst the application site and surrounding area have no trees that are afforded formal protection, the application site falls within the Yaxley Conservation Area and there are a number of significant trees to the east of the site as highlighted by the submitted plans which make a positive contribution to the character and appearance of the Conservation Area, which must be taken into account as part of the proposals . As such, HDC's Arboricultural Officer has been consulted and state that they are in support of the proposals, with the submitted Tree Survey clearly highlighting that there will be no impact to the nearby trees.

Therefore, having regard to the above, the development is considered to be acceptable with regard to its impact on trees and accords with Policy LP31 of the Local Plan to 2036.

*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 harmful impact upon the designated heritage assets;
* Would not have a significantly detrimental impact upon the amenity of neighbours;
* Is acceptable with regards to biodiversity;
* Is acceptable with regards to its impact on trees.

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:
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