OFFICER REPORT

Case No: 24/02061/HHFUL Householder (Full)

Proposal: Erection of a single storey side extension

Location: 30 Church Lane Tilbrook Huntingdon

Applicant: Mr Pescod

Grid Ref: 507993 269172

DESCRIPTION OF SITE AND APPLICATION

This application relates to a two-storey, brick, and tile, detached dwelling situated within a generous plot in a residential area of Tilbrook. In terms of constraints, the site is within Tilbrook Conservation Area and to the Northeast is the Grade I listed 'All Saints Church' and to the Northwest the Grade II listed building of The Croft. The site itself does not benefit from listed building status. To the Northwest of the site at approximately 20 metres is a legally protected tree protected by tree protection order 254. The site sits within flood zone 1.

Officers note that the site currently holds several extant planning permissions for various iterations of side extensions to the North of the original dwelling, as detailed in the relevant planning history.

This application seeks to erect a single storey side extension being an change to a similar scale approval this year (24/01052/HHFUL).

In terms of determining the application, the permitted extension under 23/00945/HHFUL and 24/01052/HHFUL will form the fallback position for this part of the application.

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) paragraph 8 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 also sets out the Government's planning policies for (amongst other things):
* making effective use of land
* achieving well-designed, beautiful, and safe places;
* conserving and enhancing the natural 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)

LP11: Design Context
LP12: Design Implementation
LP14: Amenity
LP17: Parking Provision and Vehicle Movement
LP34: Heritage Assets and their Settings

Supplementary Planning Guidance/Documents:

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

Huntingdonshire Landscape and Townscape Supplementary Planning Document 2022
Chapter 2 Understanding Character

Cambridgeshire Flood and Water Supplementary Planning Document - Adopted April 2017

Planning Practice Guidance is also relevant and a material consideration.

Corporate Plan:
We all want to live in a place with the highest possible quality of life. A place people are drawn to, where they feel included and can aspire to something. A place people are proud to call home.

- Priority 1 - Improving quality of life for local people
- Priority 2 - Creating a better Huntingdonshire for future generations
- Priority 3 - Doing our core work well

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

PLANNING HISTORY

8800717FUL - Change of use of outbuilding to blacksmith's workshop - Permission granted 07.06.1988
91/01369/FUL - Renewal of permission for Blacksmiths Workshop - Permission granted 28.07.1997
19/01833/HHFUL - Demolition of existing side extension and conservatory and erection of replacement side and rear extension - Permission granted 29.11.2019
20/00620/HHFUL - Proposed side extension, replacing existing outbuilding - Refused 22.05.2020
20/01353/HHFUL - Proposed side extension, replacing existing outbuilding - Permission granted 15.09.2020
20/02241/HHFUL - Garden building/office on existing slab - Permission granted 15.01.2021
20/02481/HHFUL - Proposed side extension replacing existing outbuilding, extension to driveway, alterations to boundary wall and creation of two new access points - Permission granted 11.05.2021
21/02478/HHFUL - Proposed side extension replacing existing outbuilding - Refused - 31.03.2022
22/00017/REFUSL - Proposed side extension replacing existing outbuilding - 05.07.2022 - Dismissed
23/00945/HHFUL - Erection of a side extension in place of existing workshop - 11.09.2023 - Permission Granted
23/02036/HHFUL - Erection of garage and store - Refused - 12.01.2024
24/00779/HHFUL - Erection of open sided carport - Refused - 24.10.2024
24/01052/HHFUL - Erection of a single storey side extension - Granted 06.08.2024

24/01675/NMA - Non material amendment of 24/01052/HHFUL to remove lean-to to be replaced by full flat roof - Refused 09.10.2024

CONSULTATIONS

Tilbrook Parish Council were consulted and no response was received.
Conservation Team: No objections recieved.

REPRESENTATIONS

No representations have been received at the time of determination.

ASSESSMENT

The key issues to consider in the determination of this application are:
- Design and Visual Amenity
- The impacts upon the character and appearance of the Conservation Area
- Residential Amenity
- Parking Provision and Vehicle Movement

Design and Character
Policies LP11 and LP12 of the Huntingdonshire 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.

These policies seek to manage development that responds positively and sympathetically to its context and has drawn inspiration from the key characteristics and history of its surroundings, including natural, historic, and built environment, to help create distinctive, high quality and well-designed places.

As detailed in the opening section of the report, the host dwelling is a two-storey detached building of brick and tile construction. The immediate area of the site to the south, is made up of two storey detached dwellings of similar material, albeit, of differing architectural design and layout. To the North there is the Grade I Listed Church of All Saints. The property sits within a generous plot, with a large garden to the rear and open countryside to the northern boundary.

This proposal seeks to erect a modest side extension to the North elevation of single storey and flat roof. Materials proposed are that of timber cladding and waterproof membrane to the roof. The reduced extension allows the views from the South to the North towards the Grade Listed Church to remain open. Officers consider that the scale, design and massing of the proposed extension is sympathetic to the existing form and character of the dwelling and does not create a dominant feature over the host.

The proposal under 24/01052/HHFUL was a similar scale but had a brick and tiled element that broke up the massing of the proposal, which has been removed under this application. Although this change is not a non-material amendments as it would have an impact on the streetescene, it is not felt to be significantly detrimental being the same in scale. Although an element of the design has been simplified it will keep the approved flat roof and cladding and although this extends further to the dwelling it is not harmful to the design of the dwelling or character of the area.

Taking all the above factors into consideration, the scale, design, and layout of the proposed extension would not result in significant harm upon the character and appearance of the local area. Therefore, it is considered to be acceptable with regard to design and visual amenity and accords with Policies LP11 and LP12 Huntingdonshire's Local Plan to 2036, Huntingdonshire Design Guide SPD (2017) and Chapter 1 of Huntingdonshire Landscape and Townscape Supplementary Planning Document 2022.

Residential Amenity

Policy LP 14 Amenity of the Huntingdonshire Local Plan to 2036 seeks to provide a high standard of amenity for all users and occupiers of the proposed development and maintained for users and occupiers of neighbouring land and buildings.

Officers have considered the impact of the development on neighbouring properties in regard to residential amenity. Officers do not consider that the proposal will likely give rise to any overlooking, overshadowing or overbearingness on neighbouring properties. Although the design has changed the openings remain in the same position as previously approved.

The plans indicate that the use is for guests with an internal door connecting the main house. However, officers remain of the view that it is still reasonable; relevant and necessary to secure use of the extension to remain in connection with the host dwelling to control the development and preserve acceptable residential amenity for neighbours. This was previously imposed by condition and so will be carried across to this approval.

Overall, the development is considered acceptable (Subject to condition) in terms of overshadowing, overbearing impact, overlooking, loss of privacy, loss of light and would not have a significant impact upon residential amenity of the neighbours in the immediate area and therefore accords with Policy LP14 of Huntingdonshire's Local Plan to 2036 in this regard.

Character and Appearance of the Conservation Area

The proposal falls within Tilbrook Conservation Area.

Section 72 of the Planning (LBCA) Act 1990 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. 206 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 established in the preceding sections of this report, the application site sits within a conservation area and approximately 70 metres from the Grade I Listed church of All Saints.

Historic England have been previously consulted on the various previous applications and did not raise concerns.

HDC Conservation team have been consulted and raise no objections.

Officers have considered the above and have assessed the application plans and accompanying documents to the application. The proposal is the same scale of that previously approved and retains the soft landscaping, openness, and architectural detail of the approach and views to and from the church.

Officers consider that the proposals design clearly relates as an extension to the host dwelling and is separated from the church by a green open gap and boundary wall. The extension is set well back into the site, from the street scene frontage. Officers consider there would be a neutral impact on the Conservation Area and setting of the adjacent Church and therefore this impact would not need to be weighed/balanced against any public benefits. Officers are of the opinion that the scale, design, and location, in this case would not give rise to an unacceptable level of harm to the character and appearance of the heritage assets, Conservation and adjacent Listed Buildings.
Therefore, given the above, the proposed development is considered to be acceptable (subject to conditions) and would not result in unacceptable harm to the character, appearance and significance of any Listed Buildings and immediate Conservation area. Therefore, it is considered to accord with policy LP34 of the Huntingdonshire Local Plan to 2036 and the NPPF (2024) in this regard.

Trees, Woodland, Hedges and Hedgerows

In this regard, the relevant policy with the local plan to 2036 (LP 31 Trees, Woodland, Hedges and Hedgerows) seeks to conserve and enhance any existing tree, woodland, hedge, or hedgerow of value that would be affected by the proposed development.

Due to the location of a tree subject to a preservation order close to the property boundary, HDC Trees and Landscapes were consulted on an earlier application that followed a similar footprint to this application. The comments received stated that due to the distance between the application site and the tree, it was not considered to be a factor in this application and therefore, this view is considered to also reflect the position for this current application where the tree remains approximately 15 metres from the proposal.

Overall, the development is considered acceptable in terms of no impact on the current trees on site, providing a satisfactory tree protection plan is submitted and agreed and therefore accords with Policy LP31 of Huntingdonshire's Local Plan to 2036 in this regard.

Parking Provision and Vehicle Movement

In this regard, the relevant policy within the local plan to 2036 (LP 17 Parking Provision and Vehicle Movement) seeks to incorporate appropriate space for vehicle movements, facilities and accessibility for service and emergency vehicles.

The property sits in a good-sized plot with a large front garden providing sufficient space for off-street parking. Therefore, given the scale and siting of the proposal, it is considered that the proposal would not have an adverse impact on parking provision and vehicle movement.

Overall, it is therefore considered that the proposed development accords with Policy LP17 of Huntingdonshire's Local Plan to 2036.

CONCLUSION

Taking the above matters into consideration the proposed development is considered to be compliant with relevant national and local planning policies, in that 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 detrimental impact upon trees or hedgerows in the immediate locality and;
- would not have a significantly detrimental impact upon the amenity of the neighbours.
- Is the same footprint and scale of impact as the previously approved.

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 **Hannah Hodges**