OFFICER REPORT

Case No: 25/00578/HHFUL Householder (Full)

Proposal: **Erection of a Single-storey Side and rear extension, enclosure of eaves overhang, insertion of external windows and doors, construction of rear boundary wall, internal and external alterations alongside landscaping works and replacement of oil tank.**

Location: **74 The Highway Great Staughton St Neots**

Applicant: **Mr & Mrs Calder**

Grid Ref: **513038 264648**

DESCRIPTION OF SITE AND APPLICATION

Number 74 The Highway is a Grade II Listed Building, built in the 18th Century with a 19th Century addition to the south-east forming an L plan, with a 17th Century cottage incorporated in the angle. The cottage is timber framed with a plain tiled roof. The 18th Century range is of red brick and two storeys of four bays and a plain tiled roof. It is located within a residential area of Great Staughton, outside of the Conservation Area. Other Grade II Listed Buildings are to the east and west of the dwelling, as well as the Village Cross, a Scheduled Monument.

The proposed works are for the erection of a single-storey side and rear extension, enclosure of eaves overhang, insertion of external windows and doors, construction of rear boundary wall and other internal and external alterations alongside landscaping works and replacement of oil tank.

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;
* building a strong, competitive economy;
* achieving well-designed 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
LP31: Trees, Woodland, Hedges and Hedgerows
LP34: 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

PLANNING HISTORY

97/00534/FUL - Extension & alterations to dwelling & extension to garage block – Permission granted 05.08.1997
97/00535/LBC - Extension, part demolition, internal & external alterations including new windows & removal of porch – Consent granted 05.08.1997
22/01800/HHFUL & 22/01801/LBC - Erection of a single-storey side extension, enclosure of eaves overhang, insertion of external windows/doors, internal alterations and construction of rear boundary wall – Refused 26.05.2023
25/00579/LBC - Erection of a Single-storey Side and rear extension, enclosure of eaves overhang, insertion of external windows and doors, construction of rear boundary wall, internal and external alterations alongside landscaping works and replacement of oil tank – pending consideration.

CONSULTATIONS

Great Staughton Parish Council has no observations in favour or against the proposal.

HDC Conservation Team – The proposal is supported with conditions. Full comments are contained within the main body of the report below.

HDC Environmental Health Team – No objections. It is noted that the new oil tank details are acceptable.

HDC Arboricultural Officer - No objection, noting that the submitted Arboricultural Method Statement must be followed.

REPRESENTATIONS

One comment has been received from the neighbouring property to the east (no. 70) in response to the associated Listed Building application (25/00579/LBC), however they related to the impact of the proposal on the residential amenity of their property and therefore the comments are considered within this report. The comments summarised below:

- The proposed extension is worryingly close to my boundary fence and it is difficult to see how it will be constructed without disturbing the fence or even encroaching onto my property.
- I was led to believe that it was to be a single storey flat roof construction. As it is now a pitched roof this will now be an imposing structure leading to a loss of amenity. It will significantly reduce the view and light when one looks to that boundary, the view from the garden now being impaired by the new structure.
- There also appears to be a very large oil tank propose for the front of the site. This will be clearly visible from the front road/driveway.

Officer comment – the neighbour comments are noted and are considered within the main body of the report below.

SUMMARY OF ISSUES

The main issues to consider in the determination of this application are:
- Design and Visual Amenity and Impact on Heritage Assets
- Residential amenity
- Trees, Woodland, Hedges and Hedgerows

*Design and Visual Amenity and Impact on Heritage Assets

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.

Policy LP34 states that a proposal within, affecting the setting of, or affecting views into or out of, a conservation area should preserve, and wherever possible enhance, features that contribute positively to the area's character, appearance and setting as set out in character statements or other applicable documents.

74 The Highway is a Grade II Listed Building.

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 set 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.

The Council will consider the significance of a designated heritage asset and where there is less than substantial harm, this will be weighed against the public benefits of the proposal. Where there is deemed to be substantial harm, then the proposal would need to achieve substantial public benefits to outweigh that harm.

The proposal is for the erection of a single-storey side and rear extension, enclosure of eaves overhang, insertion of external windows and doors, construction of rear boundary wall and other internal and external alterations alongside landscaping works and replacement of oil tank.

The Conservation Officer has considered the proposal and has noted that there is a modern single storey extension on the eastern side of the building and that the proposed alterations are limited to this part of the building.

The proposed extension adjoins the existing modern extension at the rear of its eastern elevation. The proposed extension is small in proportion to the existing extension, and it is set back from the frontage of the historic part of the Listed Building. The pitched roof design and materials proposed match the existing extension and are sympathetic to the character of the building. Minor alterations are also proposed limited to the replacement of a small number of existing doors and windows and

replacements are of a design which follows the style of the historic building. Also proposed is the insertion of a dwarf wall and sash windows to infill the opening below the eaves overhang of the existing modern extension, aligning with the existing walls and completing the extension corner. The proposed extension and alterations to the existing building are considered to be sympathetic to the character of the Listed Building and to maintain its significance and character in principle, subject to conditions for approval of a sample brick panel and detailed scale drawings of proposed windows, doors and rooflights which are attached to the associated Listed Building application (25/00579/LBC).

To the exterior, the proposed brick boundary wall replaces the existing boundary fencing to the north of the Listed Building and is of a similar height and location and it attaches to the existing detached garage. The proposed entrance gates replace the existing to the north of the Listed Building and are similar in height and location. Details of proposed materials have been included in the proposed drawing. The wall is to be constructed using reclaimed red bricks with a similar appearance to the
Listed Building, laid in a traditional brick bond with lime mortar, and the gates are of timber in a traditional style. These proposed external alterations are sympathetic to the character of the Listed Building and are considered to maintain its setting.

Officers have given special attention to the desirability of preserving or enhancing the setting of the Listed Building. It is considered that harm will not be caused to this designated heritage asset because the development will have a neutral impact. As such it will not have a significantly detrimental impact upon the setting of the listed building. The proposal, therefore, accords with policies LP11, LP12 and LP34 of Huntingdonshire's Local Plan to 2036 (2019), the NPPF (2024) and the Planning (LBCA) Act 1990 (as amended) 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.

The proposal is for the erection of a single-storey side and rear extension, enclosure of eaves overhang, insertion of external windows and doors, construction of rear boundary wall and other internal and external alterations alongside landscaping works and replacement of oil tank. Neighbour comments are noted and addressed below.

The single storey side and rear extension is 2.1 metres to the eaves, increasing to 4.3 metres to the ridge with two roof lights, providing a utility room with a vaulted ceiling, adjacent to the similarly designed kitchen. It will project from the side elevation by 2.8 metres, close to the eastern boundary, with a separation gap ranging from 22 to 60 centimetres. All works will be completed within the boundary of the application site. Should access be required this is a civil matter that the applicant will need to address separately with the neighbour. The roof design of the extension has been developed after consultation with the Conservation Officer through the pre-app process. It is noted that the extension will face the side elevation of the neighbouring property to the east with the neighbouring garage in between providing a separation gap with the main dwelling mitigating the impact of the proposed extension. The main view of the neighbouring garden is from the rear of the property and therefore it is not considered that the proposed extension will appear overly prominent or overbearing to the neighbouring property and will not impede any views of their own garden. Therefore, given the height and position of the proposed extension it is considered that it would not have a significant detrimental impact on the amenity of the neighbouring property such to warrant refusal of the application.

HDC Environmental Team has been consulted on the proposal and has no objections, noting that the new oil tank details are acceptable. The view of the oil tank from the street will be obscured with trellis fencing and foliage for screening.

Therefore, overall, the development is considered acceptable in terms of overshadowing, overlooking, loss of privacy, loss of light and would not have a significant impact upon residential amenity. The proposal, therefore, accords with LP14 of Huntingdonshire's Local Plan to 2036 (2019) in this regard.

*Trees, Woodland, Hedges and Hedgerows

Policy LP31 of the Local Plan to 2036 states 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.

It is noted that one tree in particular may be affected by the works. The proposed Arb Method Statements confirm that protective matting will be installed prior to development and left in place throughout the process. Fencing is also to be installed to protect against direct damage to the stem. The actual structure is to be constructed outside of the RPA and should not have any long-term impact on the viability of the tree. The Arboricultural Officer has provided comments on the application and has requested a compliance condition be secured against the Decision to ensure that the works are undertaken in accordance with the Arboricultural Method Statement submitted.

Therefore, notwithstanding the required condition, the proposals are considered to accord with Policy LP31 of Huntingdonshire's 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 designated heritage asset;
* Would not have a significantly detrimental impact upon the amenity of neighbours;
* Would not have a significantly detrimental impact upon trees, woodland, hedges and hedgerows.

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 **Olivia Manton**