HUNTINGDONSHIRE DISTRICT COUNCIL

24/02187/HHFUL

OFFICER REPORT

Case No: **24/02187/HHFUL** **Householder (Full)**

Proposal: **Erection of rear/side single storey extension, insertion of roof lights, new entrance portico, replacement sash and casement windows and demolition of prefabricated single storey garage and construction of new single storey garage and timber gates to secondary access**

Location: **4 Sheep Street Leighton Bromswold Huntingdon**

Applicant: **Mr & Ms Rogers & Elliott**

Grid Ref: **511540 275320**

DESCRIPTION OF SITE AND APPLICATION

The site is located on the eastern side of Sheep Street and accommodates a L-shaped dwelling of brick and render set in a large garden. To the north-east corner of the site is a concrete garage. The dwelling is set back from the highway, separated by a grass verge and the site is well landscaped with mature trees. The church and grounds lies to the south-east with Church Lane bordering to the south. Sheep Street separates the site from the neighbouring dwellings, 3 Sheep Street and 4 The Avenue.

The site is within the conservation area and the church (grade I) and 3 Sheep Street and 4 The Avenue (grade II) are listed. There are further listed structures and buildings to the south/south-west.

This application seeks permission for the erection of a rear/side single storey extension, the insertion of roof lights, an entrance portico, replacement sash and casement windows and the demolition of the prefabricated single storey garage and construction of single storey garage plus timber gates to the secondary access.

The 2 proposed air source heat pumps have been deleted from the proposal.

NATIONAL GUIDANCE

The National Planning Policy Framework (December 2024) sets out the three objectives - economic, social, and environmental - of the planning system to contribute to the achievement of sustainable development. It further states so that sustainable development is pursued in a positive way, at the heart of the Framework is a presumption in favour of sustainable development.

The NPPF 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 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)
LP 11 Design Context
LP 12 Design Implementation
LP 14 Amenity
LP 17 Parking Provision and Vehicle Movement
LP 31 Trees, Woodlands, Hedges and Hedgerows
LP 34 Heritage Assets and their Settings

Supplementary Planning Documents (SPD) and Guidance:

Huntingdonshire Design Guide Supplementary Planning Document (2017):
Place Making Principles - Parts 3.7 Building Form and 3.8 Building Detailing

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

RELEVANT PLANNING HISTORY

Application 16/02135/TRCA for T1 Elm: Prune whole crown back to previous pruning points. T2) Sequoia: Reduce the lateral branches to balance the tree was submitted; the outcome in unrecorded.

18/00749/TRCA granted consent for the removal of T1 Elm, T4 Juniper and TG1 Mixed coniferous group.

25/00060/TRCA for T1- Conifer - Fell T2- Loral Hegde - height 8m RC 3m reduce by 4m T3 cypress conifer- Fell T4- Corsican Pine- Lateral balance by 2m T5- Spruce - fell T6- Sycamore - reduce by 2m T7- Weeping willow - reduce by 2m T8- Wellingtonia- crown raise to 5m, thin canopy, balance over extended laterals is pending.

CONSULTATIONS

Leighton Bromswold Parish Council - objects on the grounds of impact on listed buildings, particularly the grade I listed church and surrounding cluster of listed buildings, impact on the wider conservation area, the design, appearance and materials are considered inappropriate for and not sympathetic to the setting at the centre of a cluster of listed buildings, noise and disturbance resulting from use and location of proposed air source heat pump, impact on visual amenity, including views into and out of the conservation area, the grade I listed church, neighbouring listed buildings and from public rights of way. No objection to the portico, widening of the second access, replacement garage (though object to the solar panels), object to the air source heat pumps on the grounds of visual and residential amenity (noise), object to the rooflights on visual grounds, extension of inappropriate design and too dominant, replacement windows should be timber.

HDC Conservation Team - the application relates to a non-listed building located within the Leighton Bromswold conservation area, the works will not harm the setting of the adjacent grade I church or the character and appearance of the conservation area. No objection

Historic England - No advice offered.

REPRESENTATIONS

One objection from a resident on the grounds that the proposals are unsympathetic to the property, listed buildings and conservation area, extension too large and dominant, design and materials too modern, will impact on views from the church towards the countryside, conservation area and

surrounding listed buildings, will impact on views from the footpath, air source heat pump will be visible and create noise, rooflights are inappropriate, solar panels should be removed from the application.

SUMMARY OF ISSUES

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

- Design and Visual Amenity including impact on heritage assets
- Residential Amenity
- Parking provision and highway safety
- Impact on trees

*Design and Visual Amenity

Policies LP11 and LP12 of the Huntingdonshire Local Plan state, amongst other matters, that proposals 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, including natural, historic and built environment, contributes positively to the character and identity of the area and successfully
integrates with adjoining buildings, the routes and spaces between buildings, topography and landscape. Policy LP34 states great weight and importance is given to the conservation of heritage assets and their settings. It also states 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.

The NPPF at Section 12 refers to design. Section 16 relates to heritage with paragraph 212 stating "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".

Paragraph 215 states "Where a development proposal 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".

Section 66 of the Planning 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.

Section 72 of the Planning Act 1990 states that special attention shall be paid to the desirability of preserving or enhancing the character or appearance of a conservation area.

The proposal comprises several elements. The first relates to the erection of a rear/side single storey extension. This would be added onto the eastern elevation and would comprise an approximate rectangular footprint of 11.35 metres (maximum) by 4.58 metres (maximum). It would incorporate a flat roof with canopy and glazed lantern and would accommodate a garden room/bedroom, a family room, utility and w.c. It would have a height of 3.43 metres.

The extension would be to the rear of the property with views from Sheep Street largely obscured by the host dwelling. There would be glimpses of the extension through the mature landscaping but clear views of the addition would not be possible from Sheep Street, Church Lane or the public footpath that runs north of the site.

The extension is not considered to be of an ideal design, appearing somewhat functional; however, given the relatively limited footprint, height and the location to the rear of the dwelling, it is not considered to be visually harmful to the dwelling or street scene.

Furthermore, given the nature of the proposals and the limited visual impact beyond the confines of the site itself, it is not considered the extension would be harmful to the character or appearance of the conservation area or harmful to the setting of the adjacent listed buildings. The extension would be set well off the site boundaries, would be single storey within a well landscaped site and would have a comparable impact to the current building.

The proposal also includes the insertion of two rooflights into the north-eastern elevation. These would only be glimpsed from the public realm and given the limited number sought, would not be harmful to the rhythm of the roofslope. The proposed rooflights would have a limited visual impact and would not be harmful to the character or appearance of the conservation area of to the setting of the adjacent listed buildings. A suitably worded condition could be imposed to ensure an appropriate conservation rooflight would be used.

The proposal includes the erection of a portico. This would be added to the south-western elevation and would comprise classical pillars under a flat roof canopy. This would occupy a limited footprint and would be set well off the site boundaries. It would be subservient to the host dwelling and inkeeping in terms of design. The proposed portico would have a limited visual impact and would not be harmful to the character or appearance of the conservation area of to the setting of the adjacent listed buildings.

The proposal includes the replacement of sash and casement windows. No objection is raised in principle. Again, there would be no harm to the character or appearance of the conservation area of to the setting of the adjacent listed buildings.

The proposal comprises the removal of the existing garage and the replacement of an existing garage. The existing garage is of no visual or historic merit and is set well into the site. It does not occupy a prominent or dominant location. The proposed replacement garage would have no greater visual impact and is considered acceptable. Solar panels are proposed on the roofslopes; these would not be visually prominent or dominant and no objection is raised on visual grounds. The proposed garage would have a limited visual impact and would not be harmful to the character or appearance of the conservation area of to the setting of the adjacent listed buildings.

The proposed widening of the secondary access and erection of new gates would be visible from the public realm; however, a new timber gate to match the main entrance is proposed, the proposal would not adversely affect the rural appearance of this boundary.

It is noted objections have been raised by a resident and the Parish Council on visual and heritage grounds. However, the Conservation Team do not object. As set out above, notwithstanding the objections, subject to conditions, it is not considered that the proposals would be harmful to the character or appearance of the conservation area or to the setting of the adjacent listed buildings.

Overall, having regard to the above assessment it is considered that the development, due to the siting, scale, design and materials, would respond positively to its context or constraints, would not be harmful to the setting of the adjacent listed buildings and would preserve the character and appearance of the conservation area. The proposal therefore accords with Policies LP11, LP12 and LP34 of the Huntingdonshire Local Plan.

*Residential Amenity

Policy LP14 of the Local Plan 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.

The proposed extensions, comprising the single storey addition, portico and replacement garage would all be of limited dimensions and be set well off the site boundaries. The other elements of the application, such as replacement windows, rooflights and gate, would have no impact on residential amenity.

There are no neighbouring properties to the north and the proposals would not be harmful to users of the church or church yard to the east. To the south and east highways would intervene. In the absence of noise output information the 2 proposed air source heat pumps have been removed from the proposal.

Overall, having regard to the above matters, it is considered that the development would not be harmful to the residential amenities of occupants of neighbouring properties and is therefore in accordance with Policy LP14 of the Huntingdonshire Local Plan.

* Highways Safety and Parking provision

The proposal comprises the erection of a replacement garage, extensions and alterations. The main, existing access would be retained; gates would be erected on the widened secondary access. It is not considered this would result in any highway safety issues and the proposals would not materially result in any increase in vehicular movement to and from the property or require additional parking. As such, the development is considered to accord with Policy LP17 of the Huntingdonshire Local Plan.

* Impact on trees

The site accommodates many mature trees; however, the proposals would not result in any harm and therefore the proposal is in accordance with Policy LP31 of the Huntingdonshire Local Plan which supports proposals where it seeks to conserve and enhance any existing tree or hedgerow of value that would be affected by the proposed development.

*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;
* Would not have a significant impact on highway safety.

CONTACT OFFICER:
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