From: DevelopmentControl
To: DevelopmentControl
Subject: Comments for Planning Application 24/02369/HHFUL
Date: 16 January 2025 14:03:44

Comments summary

Dear Sir/Madam,

Planning Application comments have been made. A summary of the comments is provided below.

Comments were submitted at 16/01/2025 2:03 PM from [redacted]

Application Summary

Address:	New Manor Farm Sawtry Way Wyton Huntingdon PE28 2DY
Proposal:	Conversion of garage to provide gym and office space and construction of rear conservatory to converted garage.
Case Officer:	Josh France

Click for further information

Customer Details

Name:	[redacted]
Email:	[redacted]
Address:	St Mary's Centre, Chapel Lane Houghton Huntingdon

Comments Details

Commenter Type:	Town or Parish Council
Stance:	Customer made comments in support of the Planning Application
Reasons for comment:	
Comments:	Houghton & Wyton Parish Council recommend that this application be APPROVED and have the following comments: While there is no planning reason to object to this application, we believe there are several inconsistences and lack of attention to detail, leading to points that should be clarified before a full decision is made. Description on Application Form states - Residential Conversion of Garage and Construction of a Rear Conservatory, yet your planning website describes it as Conversion of garage to provide gym and office space and construction of rear conservatory to converted garage. Is there a difference? The house and existing garage are set well back from Sawtry Way. The plans do not state whether the existing garage will be demolished or not (they mention stables- see later), but utilise the existing floor footprint, adding a conservatory 3m x 5m to the rear and increasing the overall height of 1.2m to accommodate an office above. Whilst not providing details, the drawings do show gym equipment on the ground floor level. The proposal is to use materials to match existing building buff brick, slate roof, UPVC windows. There are no tree or hedge impacts Residential conversion of the garage will reduce parking from 3 spaces to 2 however, other parking provision is available within the wider New Manor Farm site. This is residential conversion therefore has no requirement for biodiversity net gain; however, a preliminary Ecological Appraisal has been submitted with minor recommendations in place and is appropriate. There is a little bit of confusion about the stable block in respect of this application: Doc ref 101 Proposed Block Plan And Location Plan shows a stable block to the south which is labelled 'to be retained' but the description and reference plate at the foot of the plans state differently. Can this be clarified, please? New Manor Farm is not within the conservation area and whilst outside of built-

up area it is not a new residence hence the Neighbourhood Plan is largely silent in respect of any promotion or restrictions.

Kind regards