Application Number: 25/00690/HHFUL

TOWN & COUNTRY PLANNING ACT 1990

Refusal of Planning Permission

Mr George Craft
DT Architects
25 Priestgate
Peterborough
PE1 1JL

Huntingdonshire District Council in pursuance of powers under the above Act, hereby **REFUSE TO PERMIT** for:

Proposal: Single storey annexe located to the rear of an existing property

Site address: 26 Main Street Yaxley Peterborough PE7 3LY

Applicant: Mr Alan Minns

in accordance with your application received on 10th April 2025 and plans (listed below) which form part of the application

Plan Type	Reference	Version	Date Received
Location Plan	AL0101	P02	14.04.2025
Block Plan	AL0211	P02	14.04.2025
Tree Constraints Plan			10.04.2025
ground plan	AB0201	P01	10.04.2025
Site Plan	AL0201	P03	10.04.2025
Elevations	AB0802	P01	10.04.2025
Elevations	AB0801	P01	10.04.2025

1. Reason.
   Due to the size, scale and distance to the main dwellinghouse and no shared facilities, the proposed annexe is considered to be physically and functionally disconnected from the main dwellinghouse and is not considered to be ancillary annexe accommodation to the main property. Therefore the annexe is considered to be tantamount to the creation of a independent standalone

C. Kerr

Clara Kerr
Chief Planning Officer

Date 17th October 2025

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dwelling, in a detached backland position, which is not characteristic of its surroundings and settlement pattern. This would have a negative impact on site, general character of the area, and would not operate as ancillary annexe accommodation to the host dwelling. As such, the proposal would be contrary to Policies LP11 and LP12 of the adopted Huntingdonshire Local Plan to 2036, the National Design Guide (2021) and Section 12 of the National Planning Policy Framework.

2. Reason.
   The proposal would consist of backland development, detached from the main dwelling on an elevated ground level, in a location not characteristic of its surroundings and settlement pattern. The scale, bulk and location of the proposal would therefore result in an incongruous building which would not be inkeeping with the character and appearance of both the area and the Conservation Area. The harm is considered to be less than substantial in terms of the NPPF 2024, however this level of harm would not be outweighed by public benefit. The proposal is therefore considered contrary to Policies LP11, LP12 and LP34 of the Huntingdonshire Local Plan to 2036, the Huntingdonshire Design Guide Supplementary Planning Document (2017), the National Design Guide and the NPPF 2024.

3. Note to applicant.
   Statement as to how the Local Planning Authority (LPA) has worked with the applicant in a positive and proactive manner on seeking solutions:

   When an application is received, planning conditions will be used where they can make a development acceptable.

   A clear reason for refusal identifies the specific reasons why the development is unacceptable and helps the applicant to determine whether and how the proposal can be revised to make it acceptable.

   In relation to this application, it was considered and the process managed in accordance with the National Planning Policy Framework 2024.

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NOTES

Rights of Appeal under the Town and Country Planning Act, 1990 Section 78.

If the applicant is aggrieved by the decision of the Local Planning Authority to refuse permission for the proposed development or to grant permission subject to conditions, he/she may appeal to the Secretary of State responsible for planning within;

- **Twelve weeks from the date of this decision notice.**

Appeals must be made on a form which is obtainable from the Planning Inspectorate, Customer Support Unit, Temple Quay House, 2 The Square, Temple Quay, Bristol BS1 6PN. Alternatively all forms can be downloaded from their website www.planning-inspectorate.gov.uk. The Secretary of State has power to allow a longer period for the giving of a notice of appeal but he will not normally be prepared to exercise this power unless there are special circumstances, which excuse the delay in giving notice of appeal. The Secretary of State is not required to entertain an appeal if it appears to him that permission for the proposed development could not have been granted by the Local Planning Authority, or could not have been so granted otherwise than subject to the conditions imposed by them, having regard to the statutory requirements, to the provisions of the Development Orders and to any directions given under the Orders. He does not, in practice, refuse to entertain appeals solely because the decision of the Local Planning Authority was based on a direction given by him.

If permission to develop land is refused or granted subject to conditions, whether by the Local Planning Authority or by the Secretary of State responsible for planning and the owner of the land claims that the land has become incapable of reasonably beneficial use by the carrying out of any development which has been or would be permitted, he may serve on the Council of the County District in which the land is situated a purchase notice requiring that Council to purchase his interest in the land in accordance with the provision of Part VI of the Town and Country Planning Act, 1990.

Claiming Compensation
In certain circumstances, a claim may be made against the Local Planning Authority for compensation where permission is refused or granted subject to conditions by the Secretary of State on appeal or on a reference of an application to him. The circumstances in which such compensation is payable are set out in Section 114 of the Town and Country Planning Act 1990.

General Notes

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This decision notice does not convey any approval or consent which may be required under any enactment, bye-law or regulation other than Section 57 of the Town and Country Planning Act 1990.



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