HUNTINGDONSHIRE DISTRICT COUNCIL

25/00842/HHFUL

OFFICER REPORT

Case No: **25/00842/HHFUL** **Householder (Full)**

Proposal: **Erection of single storey orangery style rear extension**

Location: **51 Post Street Godmanchester Huntingdon**

Applicant: **Mr and Mrs James**

Grid Ref: **524449 270710**

DESCRIPTION OF SITE AND APPLICATION

The application site at 51 Post Street is occupied by a two-and-a-half storey terraced dwellinghouse located within a residential area in Godmanchester. The dwelling is a Grade II Listed Building, and the site falls within the Godmanchester Conservation Area, with a number of Listed Buildings located along Post Street. The application site also falls within Flood Zone 2 of the Environment Agency's Flood Map for Planning.

This application seeks permission for the erection of a single storey orangery style rear extension.

This application is also accompanied by an application for Listed Building Consent (25/00843/LBC) which has the same description.

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, beautiful and safe 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)

LP5: Flood Risk
LP11: Design Context
LP12: Design Implementation
LP14: Amenity
LP34: Heritage Assets and their Settings

Neighbourhood Plan and relevant policies where applicable

Huntingdonshire Design Guide Supplementary Planning Document (2017):

* Place Making Principles parts 3.7 Building Form and 3.8 Building Detailing

Huntingdonshire Landscape and Townscape Supplementary Planning Document (2022)

Godmanchester (Post Street) Conservation Area Character Statement (2002)

Godmanchester Neighbourhood Plan 2017-2036 (2017)

Huntingdonshire Strategic Flood Risk Assessment (2024)

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

RELEVANT PLANNING HISTORY

Given the historic nature of the property there is an extensive planning history associated with it. The history from 1974 onwards is available to view on HDC's Public Access Site. The most recent, relevant planning history is detailed below:

1000528LBC - Removal of coal store, removal of corrugated plastic wall and replace with brick and stud wall to include 2 windows and french doors. Remove roof tiles, refelt and refit existing tiles. (Consent)

1201828LBC - Remove bowed ceiling and structure to enable structural repairs to roof. Construct en-suite enclosure. Insert two velux roof lights to rear. Re-new existing dormer window on front elevation (Consent)

18/02606/LBC - Replace windows with like for like sash windows, retaining glazing bars and introducing double glazing. (Refused)

25/00843/LBC - Erection of single storey orangery style rear extension (Pending Consideration)

CONSULTATIONS

Godmanchester Town Council - No objections, as long as any Listed Building requirements are met.

HDC Conservation Team - Recommend refusal, make comments which are available to view in full on HDC's Public Access Site and are summarised in subsequent sections of this report.

REPRESENTATIONS

None received at the time of determination.

SUMMARY OF ISSUES

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

- Design and Visual Amenity
- Impact on Heritage Assets
- Residential Amenity
- Flood Risk

* Design and Visual Amenity

The application site at 51 Post Street is occupied by a semi-detached, two-and-a-half storey Grade II Listed Building located within the Godmanchester Conservation Area. The surrounding area depicts the character of a typical rural town, and there are a number of additional Listed Buildings along Post Street on which the application site is located, a key character zone within the Conservation Area. The works which require planning permission concerns a single storey orangery style rear extension to the dwelling.

The proposed rear orangery-style extension involves alterations to the south elevation of the narrow rear wing, extending from this part of the dwelling through the removal of French doors, windows and masonry. The proposal is to measure 4.7 metres in length and 4.3 metres in width, expanding across the rear elevation of the Listed Building. The proposal consists of a flat roof with a roof lantern, measuring a maximum height at the top of the roof lantern of 3.7 metres, with the roof height at 3 metres. Policy LP11 of the Local Plan to 2036 highlights a proposal 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. Meanwhile, Policy LP12 requires that development will be well designed based upon a thorough understanding of constraints and appraisal of the site's context, and contributes positively to the area's character and identity. In this case, the proposal involves the addition of a flat-roof extension to the rear of a Listed Building in a Conservation Area. By virtue of the siting, scale and design of the proposed extension, this fails to correspond with the scale, form and layout of the rear of the property, completely obscuring all of the ground floor of the dwelling and interrupting views of the first-floor windows, thereby causing harm to the character and appearance of the Listed Building.

Whilst Officers acknowledge that given the location of the proposed extension to the rear of the dwelling, the impact on the street scene is relatively neutral. Given the sensitive location and the notable character of the site and its surroundings alongside the assessment from specialists as below, it is concluded that the extension would be contrary to Policies LP34 and the provisions of the NPPF (2024) in this regard.

*Impact on Heritage Assets

As detailed in the previous sections of this report, the application site lies within the Godmanchester Conservation Area, and with the host dwelling being Grade II Listed, it is necessary to consider the impact of the development on its designated heritage assets.

Section 16(2) of the Planning (LBCA) Act 1990 (as amended) requires special regard to be had to the desirability of preserving the building or its setting or any features of special architectural or historic interest which it possesses.

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.

Section 72 of the Planning (LBCA) Act 1990 (as amended) states that special attention shall be paid to the desirability of preserving or enhancing the character or appearance of a Conservation Area.

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. 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.

As this is the case, HDC's Conservation team have been consulted and having reviewed the documents object to the proposals and have made the following comments which have been summarised below and are available in full on HDC's Public Access Site:

HDC's Conservation Officer begins by stating that the proposed alterations alter the recent south elevation of the narrow rear wing approved under planning reference 100028LBC, originally a coal store and covered walkway. The Conservation Officer states that the addition of the extension would alter the character and appearance of this part of the Listed Building. Additionally, it is noted that the extension would obscure significant elements of the rear elevation of the main house, including historic brickwork and architectural detailing, including the windows and voussoirs. Furthermore, the Conservation Officer highlights how the extension would disrupt the relationship of the three parts of the Listed Building, through distorting the scale, form and layout of the rear wing and would lose the relevance of the group of elements of the building. For these reasons, the Conservation Officer concludes that the proposal is considered to be harmful to the character of the Listed Building and to its significance.

HDC's Conservation Officer also considers that the proposed extension results in harm to the Conservation Area through the change of the form and appearance of the building, which is in the views from Church Place to the east and from within the Conservation Area. However, officers consider that views from the Conservation Area into the site and to the rear of the dwelling where the proposed extension is to be located are limited, and as such the harm of the development on the Conservation Area is minimal. Nevertheless, officers are in agreement that the proposal disrupts the historic elements of the dwelling and ancillary elements, alongside obscuring the historically significant details of the rear elevation, therefore resulting in harm to the significance of the Listed Building.

Therefore, having regard to Conservation Officer's comments alongside the above assessment, the proposal results in a degree of harm to the Listed Building. Whilst the resulting harm to the significance of the Listed Building is considered less than substantial for the purposes of the NPPF, there are no public benefits which would outweigh this harm. Given this, it is considered that the proposed development is not acceptable with regards to its impact on the designated heritage assets. It therefore fails to accord with Policy LP34 of the Local Plan to 2036, the provisions of the NPPF (2024) and the Planning (LBCA) Act 1990.

*Residential Amenity

Given the type and scale of development proposed, with the extension located to the rear of the existing dwelling, alongside having regard to the proximity and separation to the adjacent dwellings, it is not considered that there would be any unacceptable material impacts in terms of loss of privacy or overlooking, nor would there be any overbearing or loss of light impact.

Overall, taking these factors into account the development, subject to condition, is considered acceptable in terms of overshadowing, overbearing impact, overlooking, loss of privacy, loss of

light and would not have a significant impact upon residential amenity and therefore accords with Policy LP14 of HDC's Local Plan to 2036 in this regard.

*Flood Risk

The application site lies in Flood Zone 2, and thus is liable to flood. It is noted that as the proposal would be considered 'minor development' as per the NPPF (2024), it is therefore not subject to Sequential or Exception Tests. The NPPF however does state that a Site-Specific Flood Risk Assessment should accompany applications for development within Flood Zone 2, which in this case has been provided. This details the mitigation measures that would be used to limit the risk of flood in the locality, which are considered acceptable in this instance. Officers have also taken into consideration the scale of the rear extension, alongside the alterations to the existing dwelling, and it is considered that the proposals would not result in significant issues in terms of surface water or altering flood risk when taking into account the surrounding area.

Therefore, taking the above into account the development is considered to be acceptable with regard to its approach to flooding and will not (given its scale and use) result in an increased risk of flooding in the locality. It therefore accords with Policy LP5 of the Local Plan to 2036.

*Conclusion

The proposed development is not considered to be compliant with the relevant national and local policy as:

* The development by virtue of its siting, scale and design would disrupt the historic relationship between the main house and its ancillary structures, as well as obscuring significant historical elements of the rear elevation of the main house. Therefore, the proposal is considered to cause less than substantial harm to the character and appearance of the Listed Building. Furthermore, it is considered that there are no public benefits which could outweigh this harm, as required by Para 215 of the NPPF. As such, the development fails to accord with LP34 of the Local Plan to 2036, and the provisions of the NPPF.

Taking national and local planning policies into account, and having regard for all relevant material considerations, it is recommended that planning permission be refused.

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CONTACT OFFICER:
Enquiries about this report to **Josh France**