HUNTINGDONSHIRE DISTRICT COUNCIL

25/00058/HHFUL

OFFICER REPORT

Case No: **25/00058/HHFUL** **Householder (Full)**

Proposal: **Replace existing outbuilding and compost bins with new outbuilding**

Location: **Orchard House The Green Hilton**

Applicant: **Mr Kieron Dunk**

Grid Ref: **529344 266456**

DESCRIPTION OF SITE AND APPLICATION

The application site at Orchard House, The Green is occupied by a two-storey detached dwellinghouse alongside a large orchard plot and ancillary buildings located within the village of Hilton. The site falls partly within the Hilton Conservation Area, and there are a number of Grade II Listed Buildings in the vicinity.

This application seeks permission for the replacement of the existing outbuilding and compost bins with a new outbuilding.

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)

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

Hilton Village Design Statement (2000)

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

RELEVANT PLANNING HISTORY

16/01561/HHFUL - To demolish and rebuild a wooden outbuilding currently being used as a pool store and refurbish swimming pool (Approved)

Officer Comments: It must be noted that whilst this application is related to the nearby property 'The Limes', it is apparent that the land on which this application was approved has changed ownership to that of 'Orchard House' and is the location of the current application (25/00058/HHFUL).

21/01415/FUL – Development of two residential dwellings and supporting infrastructure following the demolition of existing agricultural buildings (Approved)

CONSULTATIONS

Hilton Parish Council - No comments received at the time of determination.

HDC Conservation Officer - No objection, further comments in preceding sections of this report.

REPRESENTATIONS

Manor Farm - Support the application, makes the following comments:

- Proposed plans are attractive and designed sympathetically with the parent property
- Great improvement on what is there currently

Hilton House - Support the application, makes the following comments:

- The proposed outbuilding has been designed sympathetically with the parent house
- Represents a significant improvement on the existing outbuilding

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

* Design and Visual Amenity

The application site at Orchard House is a two-storey detached dwellinghouse located partly within the Hilton Conservation Area, with the surrounding area depicting the character of a typical rural village. The vicinity of the application site hosts a number of Listed Buildings, including the

adjacent 'The Limes', of which the location of the proposed works boarders the boundary of. The works which are proposed concern the replacement of the existing outbuilding and compost bins with a new outbuilding. The proposed outbuilding is to consist of a garden store to the front, alongside a workshop as the primary space and a studio set to the north.

The outbuilding is to measure 13.4 metres in length and 5.5 metres in width, with a maximum height of 5.2 metres and eaves located at 2 metres. The materials to be used are green oak cladding for the walls and oak doors, with handmade peg tiles in a Sahtas Wentworth mix for the roof. The proposal also includes a small hardstanding area to the entrance of the outbuilding, consisting of grey porcelain slabs. When considering the scale and design of the proposal, this has a neutral impact on the character and appearance of the surrounding area. The proposed outbuilding also acts ancillary to the existing Orchard House dwelling, and is located 27 metres from this, taking the place of the existing outbuilding and bins, so is considered acceptable in this regard.

Overall, taking the above factors into consideration the proposed development is considered to be acceptable with regard to design and visual amenity and would not have a significantly detrimental impact upon the character or appearance of the area. It therefore accords with Policies LP11 and LP12 of Huntingdonshire's Local Plan to 2036 in this regard.

*Impact on Heritage Assets

As detailed in the previous sections of this report, whilst the application site lies within the Hilton Conservation Area, the proposed outbuilding itself falls just outside the Conservation Area. However with the proposal located in the proximity to Listed Buildings and the Hilton Conservation Area, it should be recognised that:

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

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. 205 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. 206 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 have made comments which are summarised below and state that the proposal has a neutral impact on the significance of the Conservation Area.

Conservation have noted that in historical records, the land was originally associated with The Limes. However, they also state that there is a physical boundary around the immediate curtilage of The Limes which borders Orchard House. Officers conclude that this results in less than substantial harm to the Listed Building 'The Limes' and thus is acceptable in this regard.

Additionally, Conservation state that whilst the proposed structure is larger in scale than the existing structure, the architectural design is not harmful as it is ancillary to adjacent structures and in keeping with the surrounding area. Therefore, there is neutral impact on the significance of the conservation area since the proposal is located outside the boundary.

As such, given the earlier assessment alongside the supportive comments from the specialists, it is considered that the proposed development is acceptable with regards to its impact on the designated heritage assets. It therefore accords 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 location and scale of the proposal, alongside the physical boundaries that separate it from adjacent properties, it is not considered that there would be any unacceptable material impacts in terms of overbearing or loss of light, nor would there be any issues relating to overlooking or loss of privacy.

Overall, taking these factors into account the development 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 Huntingdonshire's Local Plan to 2036 in this regard.

*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:

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 **Josh France**