**Application Number: 25/00635/FUL**

**TOWN & COUNTRY PLANNING ACT 1990**

**Refusal of Planning Permission**

Mr Ken Skinner
18 Bencroft Lane
Warboys
Huntingdon
PE28 2SE

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

Proposal: Erection of 2 bedroom self-build chalet bungalow.

Site address: 18 Bencroft Lane Warboys Huntingdon PE28 2SE

in accordance with your application received on 1st April 2025 and plans (listed below) which form part of the application

| Plan Type | Reference | Version | Date Received |
|---|---|---|---|
| Location Plan | | | 25.04.2025 |
| Elevations | KS-25-01 | 00 | 01.04.2025 |
| Floor Plan/s | KS-25-02 | 00 | 01.04.2025 |

1. Reason.
   The proposed dwelling, by virtue of its siting, set back considerably from the site frontage and in extremely close proximity to its side and rear boundaries, combined with its height, design, materials and scale would result in an unacceptably cramped visual form of development for both the proposed site and in relation the surrounding context, to its visual detriment. The proposal would fail to respond positively to the layout pattern, design and character of the surrounding built form and would result in an unacceptably cramped over development of the site which would be harmfully out of keeping with the established grain of development in the locality, resulting in significant and demonstrable harm. The proposal therefore fails to accord with Policies LP11 and LP12 of the Huntingdonshire Local Plan to 2036, the placemaking principles set out in Chapter 3

C. Kerr

**Clara Kerr**
**Chief Planning Officer**



Date 8th August 2025

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Huntingdon. PE29 3TN
Dmadmin@huntingdonshire.gov.uk

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of the Huntingdonshire Design Guide (2017), the National Design Guide and the National Planning Policy Framework (2024).

2. Reason.
The development proposed would fail to provide an acceptable level of residential amenity for future occupiers, by way of insufficient private rear amenity, and poor outlook and amenity for the ground floor accommodation due to the close proximity of windows to the boundary treatments. The proposal would therefore be contrary to Policy LP14 of Huntingdonshire's Local Plan to 2036 and paragraph 135 (f) of the National Planning Policy Framework (2024).

3. Reason.
The proposed dwelling, by virtue of its siting, height, scale and design, would result in an unacceptable harm to the residential amenity of the neighbouring property No.18. This is due to the resulting overbearing and overshadowing impacts to the property and its rear amenity space, due to its proposed 1m close proximity to the western shared side boundary and as it would extends almost the full length along this boundary. The proposal is therefore contrary to Policy LP14 of the Huntingdonshire Local Plan to 2036, and the placemaking principles set out in Chapter 3 of the Huntingdonshire Design Guide (2017)

4. Reason.
The application fails, through the provision of insufficient information, to demonstrate that the proposal would not have a detrimental impact on trees/hedge within and adjacent to the application site, in particular on the site boundaries. These trees/hedge landscaping boundary features have a high amenity value for the site and surrounding streetscene. The proposal therefore does not conform to The British Standard Recommendations (BS5837:2012). In addition due to the close proximity the proposed dwelling would likely result in the loss of adjacent trees and is therefore, contrary to Policies LP31 and LP11 of the Huntingdonshire Local Plan to 2036.

5. Reason.
In the absence of a Preliminary Ecological Appraisal, the application has not considered potential adverse impacts on biodiversity and geodiversity, particularly protected species. Consequently, the application is contrary to Local Plan Policy LP30 and the National Planning Policy Framework 2024.

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;

C. Kerr

**Clara Kerr**
**Chief Planning Officer**



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- **Six months 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**

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.

C. Kerr

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