OFFICER REPORT

Case No: 25/00347/HHFUL Householder (Full)

Proposal: Erection of conservatory to rear

Location: 24 Silver Street Buckden St Neots

Applicant: Mr Richard Fairbanks

Grid Ref: 519477 267749

DESCRIPTION OF SITE AND APPLICATION

No. 24 Silver Street is a two-storey semi-detached dwellinghouse located in a residential area of Buckden. The site is located within the Buckden Conservation Area and is opposite a Grade II Listed Building, 27 Silver Street.

This application seeks permission for the erection of a conservatory to the rear of the property. The proposed conservatory would measure 5m in length with a 3m width and a ridge height of 2.9m.

This application has been accompanied by a Design and Access Statement and a Heritage Statement.

Officers have scrutinised the plans and have familiarised themselves with the site and surrounding area.

NATIONAL GUIDANCE

The National Planning Policy Framework (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.

Section 72 of the Planning (Listed Buildings and Conservation Areas) Act 1990, 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

Buckden Neighbourhood Development Plan 2020-2036 (Adopted May 2021)

Building Design 1 - Context
Conservation Area 1 - Local Character
Conservation Area 3 - Heritage Statements

Supplementary Planning Documents (SPD) and Guidance:

Buckden Conservation Character Statement (February 1995)

Huntingdonshire Design Guide Supplementary Planning Document (2017):

3.1 Place Making Principles
3.7 Building Form

Huntingdonshire Landscape and Townscape SPD (2022)

Huntingdonshire Strategic Flood Risk Assessment (2024)

The National Design Guide (2021)

C1 - Understand and relate well to the site, its local and wider context
C2- Value heritage, local history and culture
I1 - Respond to existing local character and identity
I2 - Well-designed, high quality and attractive
I3 - Create character and identity

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

RELEVANT PLANNING HISTORY

23/01790/HHFUL - Proposed two storey extension to the rear - Approved.

CONSULTATIONS

Buckden Parish Council - Recommend approval.

REPRESENTATIONS

No third-party representations were received during the course of the application.

SUMMARY OF ISSUES

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

- Design, Visual Amenity and Impact on Heritage Assets
- Residential Amenity

* Design, Visual Amenity and Impact on Heritage Assets

The Local Planning Authority is required to ensure that special regard is given to preserving the listed buildings and their settings in relation to Section 66 of the Planning (Listed Buildings and

Conservation Areas) Act 1990. The Local Planning Authority is also required to ensure that with respect to any buildings or other land in a conservation area, special attention shall be paid to the desirability of preserving or enhancing the character or appearance of that area, through the Planning (Listed Buildings and Conservation Areas) Act 1990 at Section 72. This is also reflected in Policy LP34 of the Huntingdonshire Local Plan to 2036, the Buckden Neighbourhood Plan and Section 16 of the National Planning Policy Framework.

Policy LP11 of the Local Plan states that a proposal will be supported where it is demonstrated that it responds positively to its context. Policy LP12 states that new development will be expected to be well designed and that a proposal will be supported where it can be demonstrated that it contributes positively to the area's character and identity and successfully integrates with adjoining buildings and landscape. This is also reflected in the Buckden Neighbourhood Plan, the Huntingdonshire Design Guide SPD and Section 12 of the National Planning Policy Framework (2024).

This application seeks approval for the erection of a single storey conservatory to the rear of No. 24 Silver Street, Buckden. The proposed conservatory would be of a half-hipped roof design, measuring 5m in length with a 3m width and a ridge height of 2.9m. The site is situated within the Buckden Conservation Area and is opposite a Grade II Listed Building, 27 Silver Street.

The proposed conservatory is considered to be small in scale and would be a subservient addition to the main dwellinghouse. The overall design and appearance (including finishing materials) are considered to be typical of a development of this nature and would not result in any harm to the character and appearance of the dwellinghouse.

Furthermore, given the small scale of the proposal, acceptable design and location to the rear of the property, the proposed development would not result in any harm to the character or appearance of the Buckden Conservation Area or the setting of the adjacent Listed Building. It is worth noting that the proposal would not be readily visible from any public vantage points within the Conservation Area.

As such, the proposal would be in accordance with Section 72 of the Planning (Listed Buildings and Conservation Areas) Act 1990, the Buckden Neighbourhood Plan, Policies LP11, LP12 and LP34 of Huntingdonshire's Local Plan to 2036 and Sections 12 and 16 of the National Planning Policy Framework (2024) in this regard.

*Residential Amenity

Policy LP14 of the Local Plan to 2036 states a proposal will be supported where a high standard of amenity is provided for all users and occupiers of the proposed development and maintained for users and occupiers of neighbouring land and buildings.

The proposed conservatory is not considered to result in any significantly detrimental impacts on any neighbouring residential property as it would be single-storey in height only with the roof sloping away from the shared boundary to No. 22 Silver Street which comprises a close-boarded fence.

The site has an existing approval for a two-storey rear extension (23/01790/HHFUL) which has not been implemented. It does not appear to be possible to construct both the rear extension and the proposed conservatory given the dimensions of the site, however, it is considered that the cumulative impact of both proposals on the residential amenities of neighbouring properties would still be acceptable given the location, scale and massing. The rear garden of the host dwelling is also large and therefore a significant area of amenity space would remain for the occupiers of the dwelling.

As such, the proposal is considered acceptable in terms of overshadowing, overbearing, overlooking, loss of privacy, loss of light and would not have a detrimental impact upon residential amenity. The proposed development therefore accords with Policy LP14 of Huntingdonshire's Local Plan to 2036 and Section 12 of the National Planning Policy Framework (2024) 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 result in harm to the Buckden Conservation Area;
* 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 **Jennifer Wallis**