LRJ PLANNING

Planning, Design and Development

PLANNING, HERITAGE, DESIGN AND ACCESS STATEMENT

Retention of a two bay cart lodge at October House, 177 High Street, Yelling, St Neots, PE19 6SB

JUNE 2025

1.0 Introduction

1.1 This Statement has been prepared by LRJ Planning Ltd to accompany the householder planning application for the retention of a two bay cart lodge at October House, 177 High Street, Yelling, St Neots, PE19 6SB.

1.2 This Statement provides a planning analysis to demonstrate that the submitted proposal is acceptable in planning terms and in accordance with the relevant policy and guidance.

1.3 The application is supported by a site layout plan, floor plans, full elevational plans, which illustrate that the site is capable of accommodating the development.

1.4 The remainder of this Statement is structured as follows:

- Section 2: Site Location and Description
- Section 3: Background
- Section 4: Development Proposal
- Section 5: Planning Policy Context
- Section 6: Design and Access
    - **i) Layout and Density**
    - **ii) Scale**
    - **iii) Appearance**
    - **iv) Materials detailing**
    - **v) Access**
- Section 7: Planning Analysis
    - **A) Impact on character and appearance of the Conservation Area**
    - **B) Impact on residential amenity**
    - **C) Highway safety**
- Section 8 Conclusion

2.0 Site Location and Description

2.1 The application site comprises an existing two-storey detached dwelling known as 177 High Street, Yelling, St Neots, PE19 6SB. The property is located on the northern side of High Street. The location of the site is illustrated in Figure 1, below.



Figure 1: Site Location

2.2 The site forms part of an established residential area that follows a linear pattern. Within the surrounding area it is evident that there is a diversity of architectural styles, but a prominent feature in the street scene is detached outbuildings within the frontage of properties facing High Street.

2.3 The property is positioned within the Yelling Conservation Area. The dwelling is not listed.

3.0 Background

3.1 Planning permission under planning reference: 16/01978/HHFUL for the construction of dormer window to provide headroom for stair to roof-space, and the conversion of attic space into bedroom with en-suite was approved on 10 November 2016.

4.0 Proposal

4.1 Planning permission is sought for the retention of a two bay cart lodge at the front of the property. The design utilises a high quality palette of external materials with the main elevation comprising open bays supported by oak posts. The remaining three side are finished in horizontal larch boarding. The roof is finished in clay tiles.

4.2 Further details of the proposed site layout, floor plans and elevations are provided in the submitted drawings accompanying this application.



Figure 2: Photo of two bay cart lodge

5.0 Planning Policy Context

5.1 Section 38 (6) of the Planning and Compulsory Purchase Act 2004 states as follows *"If regard is to be had to the development plan for the purpose of any determination to be made under the Planning Acts, the determination must be made in accordance with the plan unless material considerations indicate otherwise".*

National Planning Policy Framework and National Legislation

5.2 In December 2024, the Government published the latest version of National Planning Policy Framework (NPPF). The NPPF sets out the Government's planning policies for England and sets out how they are expected to be applied. The NPPF took immediate effect.

5.3 Paragraph 2 of the NPPF states that *"Planning law requires that applications for planning permission must be determined in accordance with the development plan, unless material considerations indicate otherwise."* The plan-led approved approach to development as enshrined by Section 38(6) of the Planning and Compulsory Purchase Act 2004. In addition, the NPPF must be taken into account in the preparation of local and neighbourhood plans, and is a material consideration in planning decisions, as are previous planning decisions and appeals.

5.4 Paragraphs 7 and 8 confirm that the purpose of the planning system is to contribute to the achievement of sustainable development, which comprises economic, social and environmental development. The NPPF retains a presumption in favour of sustainable development.

5.5 Paragraph 47 reaffirms that *"applications for planning permission must be determined in accordance with the development plan, unless material considerations indicate otherwise".*

5.6 In respect of the presumption in favour of sustainable development, Paragraph 11 identifies that development proposals which accord with the development plan should be approved without delay.

5.7 Paragraph 39 of the NPPF relates to decision making and confirms that "*Local planning authorities should approach decisions on proposed development in a positive and creative way. They should use the full range of planning tools available, including brownfield registers and permission in principle, and work proactively with applicants to secure developments that will improve the economic, social and environmental conditions of the area. Decision-makers at every level should seek to approve applications for sustainable development where possible".*

The Development Plan

5.8 The development plan for the area comprises the Huntingdonshire's Local Plan to 2036 (Adopted 15th May 2019). The following is a summary of the relevant policies.

Huntingdonshire's Local Plan to 2036 (Adopted 15th May 2019)

- LP11: Design Context
- LP12: Design Implementation
- LP14: Amenity
- LP34: Heritage Assets and their Setting

Supplementary Planning Guidance

- Huntingdonshire Design Guide Supplementary Planning Document (2017): Placemaking Principles - Part 3.7 Building Form

6.0 DESIGN AND ACCESS

6.1 The design related policies in the development plan identify that context and character are key considerations and that development in existing areas must respond to and respect inherent layout, density, scale, appearance, materials and access. The following sections provide an overview of the relevant considerations, which will be assessed in greater detail within the later Planning Appraisal section.

i) Layout and Density

6.2 The layout of the cart lodge has been informed by both the constraints of the application site, access and relationship with neighbouring properties, as well as the layout of the surrounding built environment. It looks to create an identity and a sense of place to the development, while trying to follow the architectural approach adopted in the similar nearby schemes.

6.3 The proposed layout ensures that there is ample separation with neighbouring properties, protecting local residential amenity.

6.4 Overall, it is considered that the layout and density of development proposed is commensurate with the host plot and respects the layout and density of the surrounding development found within the immediate area.

ii) Scale

6.5 Careful consideration has been given to the building's scale, with its final design being informed by the surrounding built form.

6.6 The design is sensitive to the constraints of the site, is commensurate with the nature and scale of the plot and is in keeping with the surrounding scale and form.

6.7 The proposal has been designed and positioned to ensure it assimilates within this plot and safeguards local residential amenities by avoiding overlooking or overshadowing. At single-storey, it will not materially impact on the amenity of any neighbouring property.



ii) Appearance

6.8 During the design process, it was noted that there are similar sized garages/outbuildings facing High Street.

6.9 The overall appearance of the two bay cart lodges is one of high-quality with two open bays utilising high-quality external materials on the remaining three sides.

iv) Materials detailing

6.10 The development would utilise materials of outstanding quality which have been carefully selected to reflect elements of the local character, landscape and heritage.

v) Access

6.11 No alterations are proposed to the existing access arrangements.

7.0 Planning Appraisal

7.1 This section seeks to highlight the main issues relevant to the determination of the application and assesses the scheme against the local and national planning policies and guidance referenced in section 5.0 above.

7.2 In formulating the proposal, special regard has been given to Conservation Area policy contained in the NPPF.

7.3 The main issues that are considered pertinent to the appraisal of this proposal are:

- Design, Visual Amenity and impact on Heritage Assets
- Residential amenity
- Highway safety
- Biodiversity net gain.

A) Design, Visual Amenity and impact on Heritage Assets



7.4 The proposed development for a two-bay cart lodge has been carefully designed to ensure compliance with Policy LP34 of the Huntingdonshire Local Plan, which requires that proposals affecting the setting of, or views into or out of, a conservation area preserve and, wherever possible, enhance features that contribute positively to the area's character, appearance, and setting.

7.5 The cart lodge is positioned at the front of the property, but it has been sensitively designed to respond positively to its historic context. The scale, form, and materiality of the proposal are all informed by the local vernacular, with the height and massing kept deliberately modest to ensure subservience to the host dwelling and to avoid visual dominance in the streetscape.

7.6 The structure adopts a traditional form, with a pitched roof and larch timber cladding that reflect materials found in the surrounding built environment. These design choices reinforce local distinctiveness and respect the established character of the conservation area. The use of natural timber boarding provides continuity with existing ancillary buildings and historic detailing present in the vicinity.

7.7 The proposed development retains the existing building line and respects the established rhythm of built form along the street. It does not disrupt the historic pattern of development, nor does it introduce any visual clutter to the roofscape, or skyline. Instead, it integrates into the site and its surroundings in a manner that is sympathetic and contextually appropriate.

7.8 There is no loss of historic buildings, features, or landform, and no element of the proposal detracts from the conservation area. Where the cart lodge is visible within the street scene, its impact is carefully mitigated by its considered design and appropriate scale. The proposal therefore preserves, and arguably enhances, the character and setting of the conservation area. Indeed, any views are localised and read in the context of neighbouring outbuildings.

7.9 Special attention has been paid to the statutory duty to preserve or enhance the character or appearance of the conservation area. In this case, the design has been tailored to ensure a high-quality outcome that is compatible with the historic setting. The resulting development does not give rise to appreciable harm to heritage significance.

7.10 In summary, the proposed cart lodge complies fully with Policy LP34 by retaining and reinforcing the distinctive character of the conservation area and ensuring that its appearance and setting are preserved through sensitive and site-specific design.

B) The impact of the development on local residential amenity

7.11 Policy LP14 of the Local Plan seeks to protect existing residential occupiers from inappropriate development. Issues to consider are the impact of a development proposal upon neighbouring properties by way of overshadowing, loss of light, overbearing impact, overlooking, loss of privacy and general noise and disturbance.

7.12 The proposed development has again been sensitively positioned to ensure that it safeguards local residential amenity and with it being single-storey there will be no harm to the amenity of any neighbouring property.

7.13 Given the form, scale and location of the two bay cart lodge, there would not be any unacceptable to neighbouring properties' amenities. It is considered that there would be no unacceptable harm caused to the immediate neighbouring properties in terms of loss of privacy, outlook, daylight, sunlight or otherwise. It would therefore accord with the NPPF, as well as policy LP14 of the Local Plan.

C) Highway Safety

7.14 The proposed two-bay cart lodge has been carefully designed to maintain and support a safe and efficient highway environment. The development does not



involve the creation of a new vehicular access, nor does it alter the existing access arrangements to the site. As such, there is no impact on visibility splays or the functioning of the existing highway network.

7.15 The layout ensures that vehicles can enter and exit the site in a safe and controlled manner, with sufficient space for parking and turning within the curtilage of the property. The cart lodge provides covered parking provision thereby supporting the free flow of traffic and maintaining clear access for all highway users.

7.16 The scale of the proposal is modest and it is anticipated that it will generate no additional traffic movements beyond those already associated with the residential use of the property. There is no intensification of use, and the development does not result in any material increase in traffic generation, vehicle conflict, or risk to pedestrians or other road users.

7.17 Overall, the proposal is considered to be acceptable in highway safety terms. It meets the relevant national and local policy requirements by ensuring safe access and egress, adequate on-site parking provision, and no detriment to the operation or safety of the surrounding highway network.

8.0 CONCLUSION

8.1 The design of the proposal has been informed and influenced by its location and setting, ensuring that the development is sensitive to the character, form, layout, and scale of the surrounding residential area.

8.2 The proposal would be served by suitable access and parking arrangements and would have an acceptable impact on local residential amenity, improving the visual amenities of the area.

8.3 Overall, the proposal represents a sustainable development of outstanding design quality, appropriate to its setting and the character of the wider Conservation Area.

8.4 The scheme is compliant with the NPPF, as well the Local Plan. It is therefore requested that planning permission is granted without delay for the proposed development.