HUNTINGDONSHIRE DISTRICT COUNCIL

25/00557/HHFUL

OFFICER REPORT

Case No: **25/00557/HHFUL** **Householder (Full)**

Proposal: **Replacement of windows and doors.**

Location: **Sicamous Church Walk Wyton**

Applicant: **Mr Giles Manton**

Grid Ref: **527833 272274**

DESCRIPTION OF SITE AND APPLICATION

The application site at Sicamous is occupied by a single storey detached bungalow located along Church Walk in a residential area within Wyton. The application site is located within the Houghton and Wyton Conservation Area, with several Listed Buildings located in the vicinity. The site also falls entirely within Flood Zone 3 of the Environment Agency's Flood Map for Planning.

This application seeks permission for the replacement of windows and doors.

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

Houghton and Wyton Conservation Area Character Assessment (2012)

Huntingdonshire Landscape and Townscape Supplementary Planning Document (2022)

Huntingdonshire Strategic Flood Risk Assessment (2024)

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

RELEVANT PLANNING HISTORY

1100941FUL - Erection of a single storey outbuilding in rear garden for office/ guest accommodation use and demolition of garage (Permission)

CONSULTATIONS

Houghton and Wyton Parish Council - No comment received at the time of determination.

HDC's Conservation Officer (Informal Consultation) - No objections.

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 Sicamous, Church Walk is occupied by a detached bungalow located within the rural village of Wyton. The immediate surroundings consist of a number of Listed Buildings, with Church Walk set back behind the primary street frontage and of limited visibility to the public realm. The application seeks permission for the replacement of the existing windows and doors. When considering the design of the proposed window and door replacements, the submitted documents present the use of uPVC windows in dark grey and the doors to be composite and navy in colour. Whilst these differ from that of the existing dwelling, the dwelling is considered as an infill development within its surroundings with limited contribution to the character of the Conservation Area, and as such the proposals are not considered to have a detrimental impact on the rural character and appearance of the area. Additionally, given the location of the dwelling set back from the principal building line, there will be no impact on the primary street scene and therefore is 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

Due to the location of the application site in the Houghton and Wyton Conservation Area and with a number of Grade II Listed Buildings in the vicinity, including the adjacent The Schae, the following must be taken into account:

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. 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 such, HDC's Conservation Officer has been informally consulted, and states that the dwelling is all but hidden from the rest of the Conservation Area and does not make a particular contribution to the setting of the neighbouring Listed Building. They also note the infill development, being a 20th Century addition with no particular heritage interest.

As such, officers have considered above, alongside assessing the impact of the proposed development on the Conservation Area and the nearby Listed Buildings and consider that the proposals would not have a negative impact on the surrounding area. It therefore accords with the Planning (LBCA) Act 1990, Policy LP34 of the Huntingdonshire Local Plan to 2036, and the provisions of the NPPF (2024).

*Residential Amenity

Given the type of development as the replacement of existing windows and doors, 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 overbearing or loss of light, nor would there be any issues regarding loss of privacy or overlooking.

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 HDC's Local Plan to 2036 in this regard.

*Flood Risk

The application site is located entirely within Flood Zone 3. As the development is considered to be minor development it is not subject to the sequential or exception tests as detailed within the NPPF (2024). Whilst the NPPF states that a Site-Specific Flood Risk Assessment should accompany applications for development in Flood Zone 3, in this instance, as part of the submitted documents, it is not considered that additional flood mitigation measures are necessary. The view of the LPA aligns with this, due to the type of development proposed as the replacement of windows and doors, with significant issues in terms of increased flood risk to not occur as a result of the proposal and so is not necessary in this instance.

As such, the development is considered to be broadly acceptable with regard to its approach on flooding and will not (given the type and scale of development) 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 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;
* Would not result in an increased risk of flooding in the locality.

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**