HUNTINGDONSHIRE DISTRICT COUNCIL

25/01077/HHFUL

OFFICER REPORT

Case No: **25/01077/HHFUL** **Householder (Full)**

Proposal: **Conversion and extension of study to form an attached annexe**

Location: **Blyth House Holywell Front Holywell**

Applicant: **Mr and Mrs Beadles**

Grid Ref: **533634 270883**

DESCRIPTION OF SITE AND APPLICATION

The site comprises of a two-storey detached dwellinghouse located within a residential area in Holywell. The site is within the Holywell Conservation Area. Grade I Listed Building St John the Baptist's Church is sited to the south-east of the site. There are no other constraints relevant to the site.

The application seeks planning permission for the conversion and extension of study room to form an attached annexe.

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;
* achieving well-designed places;
* conserving and enhancing the natural environment;
* conserving and enhancing the historic environment.

Planning Practice Guidance and the National Design Guide 2019 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)

LP 11: Design Context
LP 12: Design Implementation
LP 14: Amenity

LP 34: Heritage Assets and their settings

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

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

RELEVANT PLANNING HISTORY

17/02183/TRCA - Two silver birch trees on driveway - fell due to damage caused to driveway. - Consent

18/01625/HHFUL - Erection of single storey extension following the demolition of the existing conservatory and the installation of a window to serve bed 4. – Permission

20/01905/S73 - Variation of conditions 2 (Plans) and 3 (Materials) of application 18/01625/HHFUL - to regularise the use of render instead of facing bricks as approved. - Permission

CONSULTATIONS

Needingworth Parish Council support the application and sees no planning reason to object.

HDC's Conservation Team – This is a rear extension to a non-listed building in the conservation area. We therefore do not wish to comment on this proposal.

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
- Residential amenity
- Impact on the Conservation Area

Design and Visual Amenity

Policy LP 11 of the adopted Local Plan to 2036 states that a proposal will be supported where it is demonstrated that it responds positively to its context and has drawn inspiration from the key characteristics of its surroundings and has regard for the guidance contained within the Design SPD (2017).

The application site is a two-storey detached dwellinghouse located on Holywell Front. The site has a hardstanding driveway to the front with an attached double garage set back from the front of the dwelling.

The application seeks permission for the conversion and extension of study to form an attached annexe. The proposal would be single-storey with a flat roof design with a max height of approx. 3.184 metres. The conversion and extension would create a bedroom and a wet room at ground floor level. There would be sliding doors to the rear west elevation. The proposed materials would be white render to match an existing extension. The proposed annexe extension would be used ancillary to the host dwelling and maintains integral links.

The proposal by virtue of its siting, scale, size, design and materials would be in keeping with the character and appearance of the host dwelling and the surrounding area.

Overall, it is considered the proposed development is acceptable with regard to design and visual amenity and therefore accords with Policies LP11 and LP12 of Huntingdonshire's Local Plan to 2036.

Residential Amenity

Policy LP14 states that 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 in terms of light, outlook, privacy and noise.

With regards to residential amenity, the proposal would be single-storey and set in approx. 3.400 metres from the northern boundary between the site and neighbouring property The Maltings. Given its single-storey nature, with no windows proposed offering views to windows serving habitable rooms or private amenity space, and the distance from all site boundaries, it is not considered that the proposal would cause any detrimental impact to neighbouring amenity.

Overall, the scale and design of the proposed outbuilding would not result in any adverse impacts in terms of overlooking, loss of light, overbearing impact, or loss of privacy.

The development is therefore considered acceptable 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.

Impact on Heritage Assets

The 1990 Act gives local planning authorities a general duty to preserve Listed Buildings and to preserve or enhance the character or appearance of Conservation Areas (s.66 and s.72 Planning (Listed Buildings and Conservation Areas) Act 1990). The National Planning Policy Framework December 2024 states that Local planning authorities need to take account of the desirability of sustaining and enhancing the significance of heritage assets (Para 203). The NPPF 2024 also states that great weight should be given to the conservation of a heritage asset.

The application site is within the Holywell Conservation Area, and Grade I Listed Building, St John the Baptist's Church is sited to the south-east. The proposed extension would be considered modest in scale and design with no views from the Conservation Area, or from the nearby Listed Building. Therefore, the proposals would not result in harm to the significance of the Holywell Conservation Area or the significance of St John the Baptist's Church.

It is therefore considered that the proposal accords with the Planning (Listed Buildings and Conservation Areas) Act 1990, NPPF and Local Plan Policy LP34.

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 significantly detrimental impact upon the amenity of neighbours;
* Would not have a harmful impact on designated heritage assets.

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 **Robyn Kerrigan**