Planning Statement – 109 High Street Hail Weston
Planning Application Ref: 25/01101/FUL

The proposal is for change of use for an existing granny annexe located at 109 High Street Hail Weston to allow it to be used as a Furnished Holiday Let (FHL) year-round as is there is little to no FHL accommodation in the village.

The proposed development accords with National Planning Guidance in that it will be a sustainable development. It achieves the economic objective by bringing tourists into the area where they will help support local businesses including the village pub (The Royal Oak) and local retail, hospitality and tourist venues in the Huntingdonshire area and beyond.

It also accords with Local Planning Guidance in that Huntingdonshire Local Plan to 2036 has designated Hail Weston a Small Settlement. This proposal is within a built-up area of a small settlement but is sustainable because it proposes designating a small one-bedroom annexe as a FHL year round that could accommodate only two people meaning this number of people could be served by the current level of service and infrastructure within the settlement. There will also be no effect on the immediate locality or settlement as a whole as the annexe already exists and is not visible from the public highway.

The plan has also been discussed with and approved by the immediate neighbour, Mrs Diane Salter of 111 High Street, whose drive is an existing right of access to 109 High Street and The Old Piggery.