HUNTINGDONSHIRE DISTRICT COUNCIL

24/02270/HHFUL

OFFICER REPORT

Case No: **24/02270/HHFUL** **Householder (Full)**

Proposal: **Erection of estate fencing and gates and Retrospective planning for an EV/car charger and satellite dish.**

Location: **Waresley Hall Manor Farm Road Waresley**

Applicant: **Miss Robyn Brack**

Grid Ref: **524609 254622**

DESCRIPTION OF SITE AND APPLICATION

Waresley Hall is a Grade II listed building located within the Waresley Conservation Area. It is sited in the former grounds associated with the Waresley Park Estate. It is a two storey building constructed of brick, with the main building finished in a pale render, and a hipped tiled slate roof. The east range of a house originally of four ranges round a courtyard. In c.1840 the house was extensively remodelled and the present external appearance dates from that period.

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

The application is for the erection of estate fencing and gates and retrospective planning for an EV/car charger and satellite dish.

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 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)
LP11: Design Context
LP12: Design Implementation
LP14: Amenity

LP17: Parking Provision and Vehicle Movement
LP31: Trees, Woodland, Hedges and Hedgerows
LP34: 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

PLANNING HISTORY

8100474FUL – Demolition and reconstruction – permission granted 22.10.1981
8100475LBC – Part demolition repair alterations of SE and NW wings – consent granted 22.10.1981
91/01393/LBC - Conversion and alteration of existing buildings to form two dwellings – consent granted 11.06.1992
9101401FUL - Conversion & alt. of existing buildings to form 2 dwellings and erection of 1 dwelling with new vehicular access – permission granted 11.06.1992
9300140FUL - Removal of condition No.17 attached to planning permission 78H1401/91F – permission granted 22.03.1994
24/02269/LBC - Erection of estate fencing and gates and Retrospective planning for an EV/car charger and satellite dish – pending consideration.

CONSULTATIONS

Waresley Parish Council recommends approval.

HDC Conservation Team support the application. It is noted that the proposal will have a neutral impact on the significance of the listed building.

HDC Arboricultural Officer supports the application with the use of screw foundations for each post and the protection of the trees root systems during the installation process. The Tree Protection Plan will be secured by condition.

REPRESENTATIONS

One comment has been received from a neighbouring property, noting that the proposed estate fencing goes slightly beyond the property boundary and over the laurel hedging in the neighbouring garden. This is assumed to be due to the precision of the drawing and is not a proposal to modify the boundary.

Officer comment – clarification has been sought from the agent and it has been confirmed that the fencing has been positioned within the applicant's legal boundary. There are no modifications proposed to the existing boundary/fenceline with the neighbouring property.

SUMMARY OF ISSUES

The main issues to consider in the determination of this application are:
- Design and Visual Amenity and Impact on Heritage Assets
- Residential amenity
- Trees, Woodland, Hedges and Hedgerows
- Highway Safety, Parking Provision and Access

*Design and Visual Amenity and Impact on Heritage Assets

Policies LP11 and LP12 of the Huntingdonshire Local Plan to 2036 state that developments should respond positively to their context, draw inspiration from the key characteristics of its surroundings and contribute positively to the area's character and identity.

Policy LP34 states that a proposal within, affecting the setting of, or affecting views into or out of, a conservation area should preserve, and wherever possible enhance, features that contribute positively to the area's character, appearance and setting as set out in character statements or other applicable documents.

The application site is within the Waresley Conservation Area and within the curtilage of a listed building.

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 set 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.

The Council will consider the significance of a designated heritage asset and where there is less than substantial harm, this will be weighed against the public benefits of the proposal. Where there is deemed to be substantial harm, then the proposal would need to achieve substantial public benefits to outweigh that harm.

The application is for the erection of estate fencing and gates and retrospective planning for an EV/car charger and satellite dish. The Conservation Team has been consulted on the proposal and have no objections. It is noted that the in-situ EV car charger is directly attached to the north gable end of a single storey modern garage extension to the dwelling. The location is concealed and adjacent to an electric meter cabinet, resulting in a neutral impact to the significance of the grade II listed building.

Similarly, the in-situ satellite dish is in a concealed position on a flat section of roof behind a parapet, on the single storey extension, which cannot be seen from ground level. This would not impact the significance of the grade II listed building.

The proposed estate fencing and gate are attached to the listed building at the north gable, and extends along the south east boundary of the site grounds, causing minimal impact to the significance of the listed building. The fencing consists of posts and rails of galvanised metal at 1.2 metres in height, with matching galvanised metal gates. These are considered acceptable.

Officers have had special regard to the desirability of preserving the listed building or its setting or any features of special architectural or historic interest which it possesses. Officers have given special attention to the desirability of preserving or enhancing the character or appearance of the Conservation Area. It is considered that harm will not be caused to either of these designated heritage assets because the works will have a neutral impact on the significance of the

conservation area and will cause no harm to the significance of the listed building. The proposal will preserve the special interest of the listed building and the character and appearance of the Conservation Area.

The proposal, therefore, accords with policies LP11, LP12 and LP34 of Huntingdonshire's Local Plan to 2036 (2019), the NPPF (2024) and the Planning (LBCA) Act 1990 (as amended) 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.

Due to the nature of the proposals it is considered that there is no significant detrimental impact upon the residential amenity of neighbouring properties to warrant a refusal of the application. The proposal, therefore, accords with LP14 of Huntingdonshire's Local Plan to 2036 (2019) in this regard.

*Trees, Woodland, Hedges and Hedgerows

Policy LP31 of the Local Plan to 2036 states a proposal will only be supported where it seeks to conserve and enhance any existing tree, woodland, hedge or hedgerow of value that would be affected by the proposed development.

The proposal involves the installation of gates and fencing to the application site. The Arboricultural Officer has been consulted on the proposal and has no objections, noting that screw foundations will be used for each post and that the tree root systems will be protected during the installation process. The submitted Tree Protection Plan will be secured by condition.

Therefore, notwithstanding the required condition, the proposals are considered to accord with Policy LP31 of Huntingdonshire's Local Plan to 2036.

* Highway Safety, Parking Provision and Access

Policy LP17 states that a proposal will be supported where it incorporates appropriate space for vehicle movements, facilitates accessibility for service and emergency vehicles and incorporates adequate parking for vehicles and cycles. Policy LP16 seeks safe physical access from the public highway.

Paragraph 116 of the NPPF (2024) states that development should only be prevented or refused on highway grounds if there would be an unacceptable impact on highway safety, or the residual cumulative impacts on the road network would be severe.

The proposed gates are set back from the access road by just over 9 metres. As such it is considered that there is sufficient space to turn off the track in front of the gates, without causing any impact to other road users.

Therefore, the proposal is considered acceptable in terms of its impact on highway safety and therefore accords with Policies LP16 and LP17 of Huntingdonshire's Local Plan to 2036 and Section 9 of the National Planning Policy Framework 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 designated heritage assets;
* Would not have a significantly detrimental impact upon the amenity of neighbours;
* Would not have a significantly detrimental impact upon trees, woodland, hedges and hedgerows;
* Would not have a harmful impact upon highway safety.

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 **Olivia Manton**