HUNTINGDONSHIRE DISTRICT COUNCIL

25/00261/HHFUL

OFFICER REPORT

Case No: **25/00261/HHFUL** **Householder (Full)**

Proposal: **Erection of Single Storey rear extension and internal alterations to existing property**

Location: **53 Church Road Catworth Huntingdon**

Applicant: **Mr Helen Chalkley**

Grid Ref: **508921 273402**

DESCRIPTION OF SITE AND APPLICATION

53 Church Road is a two-storey detached dwellinghouse located in the settlement of Catworth. The site is located within the Catworth Conservation Area and adjacent to the Grade II Listed Building of 47 Church Road (Corner Farmhouse). The site is also in close proximity to the Grade II Listed Buildings Church Farmhouse, Church Road and 35/37 Church Road (The Croft).

This application seeks permission for the erection of a single-storey rear extension. The proposed extension would be of a gable-end design, be constructed with black timber cladding and red facing brick walls and would measure a depth of 7.5m, a width of 7m with an eaves height of 2.6m and a ridge height of 4.95m. The extension is to be used for a new kitchen and family room.

Based on the plans submitted it would appear that the dwelling was once two properties - No's 51 and 53, but they have been converted into one dwelling which is now referred to in the application as No. 53 Church Road.

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

NATIONAL GUIDANCE

The National Planning Policy Framework (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.

Sections 66 and 72 of the Planning (Listed Buildings and Conservation Areas) Act 1990, 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
LP34: Heritage Assets and their Settings

Supplementary Planning Documents (SPD) and Guidance:

Huntingdonshire Design Guide Supplementary Planning Document (2017):

3.1 Place Making Principles
3.7 Building Form

Huntingdonshire Landscape and Townscape SPD (2022)

Huntingdonshire Strategic Flood Risk Assessment (2024)

The National Design Guide (2021)

C1 - Understand and relate well to the site, its local and wider context
C2- Value heritage, local history and culture
I1 - Respond to existing local character and identity
I2 - Well-designed, high quality and attractive
I3 - Create character and identity

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

RELEVANT PLANNING HISTORY

There is no relevant planning history at the property.

CONSULTATIONS

Catworth Parish Council - Recommend approval because:

- Cannot be seen from the road
- It is singe storey addition to the 2 storey property
- No impact on the parking provision
- Contrasting style showing progression of time
- Scale consistent with the site
- Expressed concern that during construction care is to be taken not to disturb foundation of the neighbouring buildings

Huntingdonshire District Council's Conservation Officer - Objects to the proposed development as the proposal does not maintain the character of the existing building nor its contribution to the significance of the Listed Building of Corner Farmhouse. Furthermore, the proposal is considered harmful to the significance, character and appearance of the Conservation Area due to the loss of the character and form of the existing building and its relationship to the Listed Building.

REPRESENTATIONS

No third-party representations have been received during the course of the application.

SUMMARY OF ISSUES

The main issues to consider in the determination of this application are:

- Design, Visual Amenity and Impact on Heritage Assets
- Residential Amenity

* Design, Visual Amenity and Impact on Heritage Assets

The Local Planning Authority is required to ensure that special regard is given to preserving the listed buildings and their settings in relation to Section 66 of the Planning (Listed Buildings and Conservation Areas) Act 1990. The Local Planning Authority is also required to ensure that with respect to any buildings or other land in a conservation area, special attention shall be paid to the desirability of preserving or enhancing the character or appearance of that area, through the Planning (Listed Buildings and Conservation Areas) Act 1990 at Section 72. This is also reflected in Policy LP34 of the Huntingdonshire Local Plan to 2036 and Section 16 of the National Planning Policy Framework.

Policy LP11 of the Local Plan states that a proposal will be supported where it is demonstrated that it responds positively to its context. Policy LP12 states that new development will be expected to be well designed and that a proposal will be supported where it can be demonstrated that it contributes positively to the area's character and identity and successfully integrates with adjoining buildings and landscape. This is also reflected in the Huntingdonshire Design Guide SPD and Section 12 of the National Planning Policy Framework (2024).

This application seeks approval for the erection of a single-storey rear extension at No. 53 Church Road, Catworth. The property is located within the Catworth Conservation Area and is adjacent to the Grade II Listed Building of No. 47 Church Road (Corner Farmhouse). The site is also in close proximity to the Grade II Listed Buildings Church Farmhouse, Church Road and 35/37 Church Road (The Croft).

The application names the proposal building, 53 Church Road, as The Granary and from its design and proportions it does not appear to have originally been constructed as a dwellinghouse. It has high brick walls with first floor windows high in the elevations and is not characteristic of the dwellinghouses in the village. It appears to be a former outbuilding of the farmstead associated with the Listed Building Corner Farmhouse (47 Church Road). Corner Farmhouse stands close to Number 53 to its south-west with other buildings to its north-east and north-west.

Number 53 stands on the south-east side of what appears to be the former farmyard of Corner Farmhouse, recorded on the 1900 Ordnance Survey map. As one of the group of farmstead buildings, the form of Number 53, its location and relationship within the group and with Corner Farmhouse makes an important contribution to the significance of the Listed Building as a record of its historic use as a farmhouse and farmstead. Therefore Number 53, as one of the farm buildings associated with it, makes a positive contribution to the historic and evidential values which help to form the significance of Corner Farmhouse providing a record of its historic use. The building makes a contribution to the setting of Corner Farmhouse because of its historic association and its character as a farm building located at the side of the farmyard.

No. 53 Church Road also contributes to the Catworth Conservation Area as part of one of the historic farmsteads which record its history as a rural, agricultural village. Farmhouses and farmsteads are characteristic of the village as shown by the Listed Building, The Croft, which is also a farmhouse and stands adjacent to the rear (south-west) of No. 53 and Corner Farmhouse; and the Listed Building, Church Farmhouse, which stands adjacent to the north-east. No. 53 therefore makes a positive contribution to the historic and evidential values which help to form the

significance and character of the Catworth Conservation Area as a part of the farmsteads which provide a record of the village's agricultural history.

The proposed rear extension would be of a gable-end design, be constructed with black horizontal timber boarding above a red brickwork plinth, matching roof tiles to the main dwellinghouse and black PPC aluminium windows and doors. The extension would measure a depth of 7.5m, a width of 7m with an eaves height of 2.6m and a ridge height of 4.95m.

The proposed extension would add a disproportionately large rear extension onto the existing building, changing it from a simple rectangular building into a building of an 'L' plan, distorting its form and increasing its scale and bulk in proportion to Corner Farmhouse. The proposal also extends the existing building into and across the space within the group of buildings increasing the size and prominence of No. 53 in comparison to the others and encroaching on the area between them, the former farmyard associated with Corner Farmhouse and its farmstead.

The proposed gable-end design is considered to be acceptable in principle as it would reflect the design of the main dwellinghouse and other properties in the immediate vicinity. The use of black timber cladding is also considered to be acceptable in principle as it is a modern addition and would reflect the semi-rural location. The facing brick and roof tiles would match those used in the existing property and are therefore acceptable.

Overall, the proposal does not maintain the character of the existing building Number 53 nor its contribution to the significance of the Listed Building, Corner Farmhouse as a building associated with it and because of the development within its setting, and is therefore considered to result in less than substantial harm to the Listed Building's significance.

This proposal is also considered to result in less than substantial harm to the significance, character and appearance of the Conservation Area due to the loss of character and form of the existing building and its relationship to Corner Farmhouse and its former farmstead.
Paragraph 215 of the National Planning Policy Framework (2024) states that where a development will lead to less than substantial harm to the significance of a designated heritage asset, the harm should be weighed against the public benefits of the proposal.

Given the proposal seeks approval for the erection of an extension to a private residential dwelling, any public benefits would be negligible and are not considered to outweigh the previously identified harm in this instance. Furthermore, the applicant has not provided any clear and convincing justification.

As such, the proposal is considered to be contrary to Sections 66 and 72 of the Planning (Listed Buildings and Conservation Areas) Act 1990, Policies LP11, LP12 and LP34 of Huntingdonshire's Local Plan to 2036 and Section 12 and 16 of the National Planning Policy Framework (2024) in this regard and planning permission should be refused accordingly.

*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.

The closest neighbouring residential properties that are likely to be impacted upon as a result of the proposed development are No. 1 Church Farm Barns and No. 47 Church Road, Catworth.

The proposed single-storey extension would be approximately 1.8m from the neighbouring property of No. 1 Church Farm Barns at its closest point with the extension measuring a depth of 7.5m with an eaves height of 2.6m and a ridge height of 4.95m. The roof of the proposed extension would slope away from the shared boundary (comprising a high-level brick wall) at a shallow angle

(approximately 30 degrees). Given the shallow roof, the single-storey scale of the proposal and the existing boundary treatments screening the majority of the proposal, the Local Planning Authority are satisfied that the proposal would not result in any unacceptable overbearing, overshadowing or loss of light impacts on the neighbouring property.

It is also worth noting that as the extension would be single-storey only and existing boundary treatments that would be retained, the proposal would not result in any overlooking impacts on the neighbouring property or its private amenity space.

Furthermore, given the single-storey scale and separation distance to the neighbouring property (approximately 12m), the proposal is not considered to result in any detrimental impacts on No. 47 Church Road.

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 Huntingdonshire's Local Plan to 2036 and Section 12 of the National Planning Policy Framework (2024) in this regard.

*Conclusion

Planning law requires that applications for planning permission be determined in accordance with the development plan, unless material considerations indicate otherwise.

Due to the scale and bulk of the proposed extension, the proposal is considered to distort the form of the original property and would increase the prominence of No. 53 Church Road in comparison to the others and encroaching on the area between them, the former farmyard associated with Corner Farmhouse and its farmstead. Therefore, the proposal does not maintain the character of the existing building Number 53 nor its contribution to the significance of the Listed Building, Corner Farmhouse as a building associated with it and would result in less than substantial harm to the significance, character and appearance of the Conservation Area due to the loss of character and form of the existing building and its relationship to Corner Farmhouse and its former farmstead.

Taking national and local planning policies into account, and having regard for all relevant material considerations, it is concluded that the proposed development is contrary to policy and is not acceptable. The proposed development is considered to be in conflict with the Development Plan when taken as a whole and is not acceptable. There are no overriding material considerations that indicate that permission should be granted in this instance.

Therefore, it is recommended that the application be refused.

If you would like a translation of this document, a large text version or an audio version, please contact us on 01480 388424 and we will try to accommodate your needs.

CONTACT OFFICER:
Enquiries about this report to **Jennifer Wallis**