Design, Access and Heritage Statement



Single storey extension and associated works at 9 High Street, Brampton, Huntingdon, Cambridgeshire, PE28 4TG

5th November 2026

Prepared on behalf of Mr and Mrs Robinson

Introduction

This document has been prepared in support of a Householder planning application to Huntingdonshire District Council for a ground floor rear extension, photovoltaic panels, chimney removal and window amendments to the property at 9 High Street, Brampton. The proposal aims to deliver a modern, open-plan living space with improved energy efficiency, while remaining sympathetic to the historic character of the existing house and wider appearance of the Brampton Conservation Area, in which this property is located.

The Proposal

The application seeks planning consent to enlarge the existing, single-storey extension to the rear of the property to provide an open-plan kitchen, dining and living area away from the noise of the busy High Street and to provide a better physical and visual connection to the garden.

The overall extension proposes a parapet roof for clean, horizontal lines to provide a high quality finish. Within the roof a large roof lantern is proposed to enhance natural light within.

The application also seeks permission for the installation of photovoltaic panels on the rear pitched and flat roofs with removal of the adjacent chimney stack in order to facilitate this.

With some internal reconfiguration a small ensuite window that is not sympathetic to the original character is to be removed, with the addition of a rooflight to a newly located ensuite.

Much of what is being proposed would usually be permissible under Permitted Development Rights, or via a “Larger Homes” Prior Approval application. However, due to the Conservation Area location, a Householder planning application is required.

Design

Overview

The application is supported by a detailed set of plans which illustrate the “as existing” and “as proposed” layout, scale and appearance of the property.

The current single storey extension projects 5.45m from the main mass of the house. The proposal does not seek to project any further back than the current footprint, only squares off the space with an increase in width of 2.75m to align with the north-western external wall line. The extension retains sufficient distance to the boundary to avoid a sense of overdevelopment of the site.

The proposal maintains a modern flat roof to ensure it remains subservient to the two-storey dwelling. A parapet is proposed for clean, modern lines to improve on the design quality from the current roof profile; with it’s visible falls, gutters and external pipework. This change will reduce perceived bulk along the rear elevation.

To ensure that the extension is sympathetic to the host dwelling and local character, the extension features render to match the existing house’s texture and tone, particularly on the north-western elevation where the new wall line meets the existing.

High-performance, aluminium glazed bifold doors are proposed to maximise natural light entering the interior living space. The slender profile ensures the modern glass elements read cleanly.

Simple and uncomplicated, the extension respects the original property while being of high quality in its own right.

The proposed photovoltaic panels are arranged across two rows on the main roof pitch and a further two rows on the adjacent flat roof. The installation supports national and local sustainability goals by significantly reducing carbon emissions. The adjacent chimney stack is to be removed to ensure the photovoltaic panels remain efficient. With it’s removal the elevation remains balanced with the two existing chimneys to both side elevations. A log burner flue will be in place of the chimney, located in the least visually disruptive location while ensuring it vents as required.

Located to the rear, the extension, photovoltaic panels and other modifications will only be partially visible from the public street scene. The street frontage of the property will remain unaltered.

Landscaping and Trees (LP31)

Due to the slightly enlarged footprint of the extension, there will be a limited degree of hard-landscaping required. The landscaping is anticipated to be restricted to the replacement and adaption of the existing patio and pathways around the extension.

There are no proposals to cut back or remove any existing trees or hedges.

Access

Access to the site will be unaltered following the works proposed within this application.

Vehicular and pedestrian access will continue to be via the private driveway off the High Street. Access into the property will continue to be via the principal entry door on the front (north-eastern) elevation, via the existing side access in the single storey extension (south-eastern elevation) and/or via the doors within the proposed extension.

Ecology/Biodiversity (Policy LP30)

In accordance with Policy LP30 of the Huntingdonshire Local Plan to 2036, the proposed development has been designed to avoid adverse impacts on protected habitats, mature vegetation, and local fauna. The extension sits entirely within an existing, intensely managed rear domestic garden (consisting of patio paving, maintained lawn and ornamental borders), ensuring no loss of priority or high-value habitats.

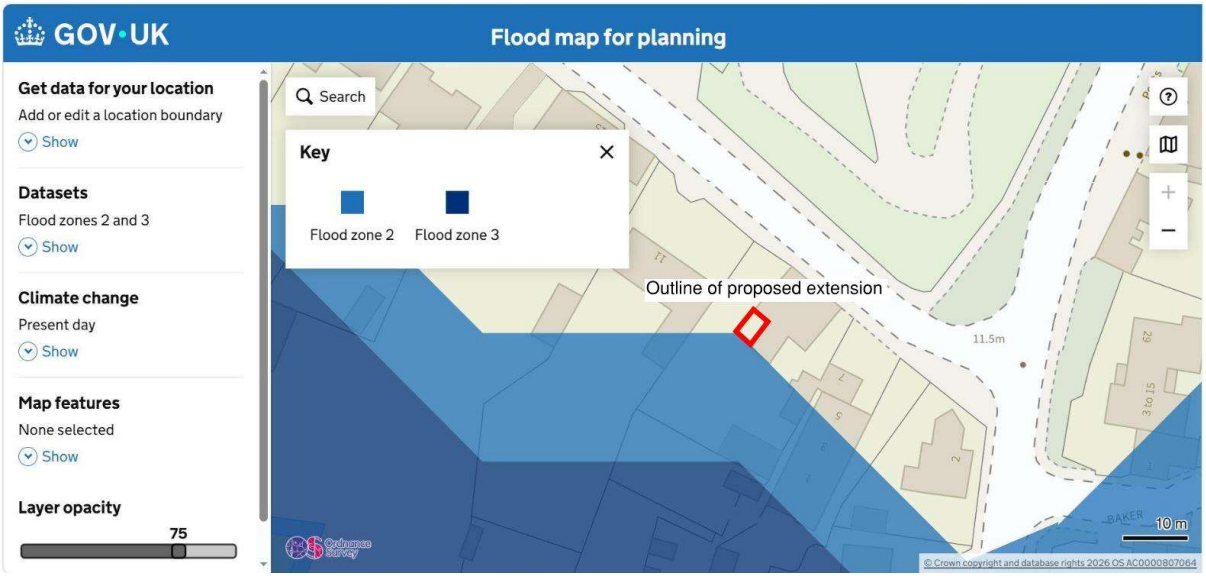
Preserving the character of the Brampton Conservation Area extends to protecting its green infrastructure, mature trees, and natural setting also. As previously noted, the proposal does not require the removal or pruning of any protected trees or established vegetation.

Beyond physical species protection, Policy LP30 and the Council's broader Climate Strategy emphasise long-term environmental sustainability. The installation of the proposed photovoltaic panels provides clean, renewable energy to power the home for now and for years to come.

By generating sustainable power on-site while avoiding visual harm to the conservation setting, the development directly reduces the building's operational carbon footprint, contributing positively to local climate adaptation goals

Flood Risk and mitigation (Policy LP5)

According to the Environment Agency Flood Map for Planning, a proportion of the application site is situated within Flood Zone 2 (Medium Probability). The line for this occurs at the rear of the existing extension and therefore the site sits outside of Flood Zones 2 and 3.



Policy LP5 (supported by Policy LP15) requires that new development does not increase the risk of flooding elsewhere through uncontrolled surface water runoff:

• The extension features a continuous flat roof with concealed perimeter guttering. Surface water collected from the flat roof will be directed to the existing soakaway system or a new, appropriately sized gravel trench/soakaway within the rear garden, constructed in accordance with Building Regulations (Part H) and the BRE365 Digest.

• Hardstanding immediately surrounding the extension and patio terrace will utilise permeable paving materials and/or non-permeable paving materials laid over a porous sub-base, encouraging natural infiltration into the subsoil rather than direct discharge into surface drains. As such, there will be no risk of increased surface water run-off onto neighbouring land.

• Existing downpipes and gutter networks servicing the roofs will remain fully operational and unaltered.

As a minor domestic extension within an established residential garden, it introduces proportionate flood resilience measures, ensures no increase in off-site flood risk, retains safe internal refuge, and incorporates sustainable surface water drainage principles.

Design Context (Policy LP11)

Policy LP11 of the Huntingdonshire Local Plan to 2036 requires all development to demonstrate a thorough understanding of its site context, drawing inspiration from local character, built heritage, and key landscape features while creating high-quality, attractive environments.

Located within the Brampton Conservation Area, the design strikes a careful balance between historic preservation and modern architectural performance. The use of matching render ensures that the new ground-floor walls respect the palette, texture, and visual identity of the host dwelling.

Rather than copying the detailing of the host dwelling or wider historical context, the extension introduces a clean, subservient flat-roof profile. This modern accent, along with updates to the host dwelling, harmonises the new extension with the original structure, providing architectural continuity without competing with the primary building form.

The photovoltaic panel installation responds to Policy LP11's guidance on climate change mitigation and resource efficiency.

Residential Amenity (Policy LP14)

Policy LP14 seeks to ensure that new development does not result in a significant adverse impact on the residential amenity of neighbouring properties, particularly regarding overbearing impact, loss of privacy, loss of daylight/overshadowing, or light pollution.

The single-story flat-roof design keeps overall building height low, minimising the spatial massing near property boundaries, preventing any overbearing effect on neighbours, particularly at number 11 High Street.

Due to its single-storey height and flat-roof profile, the extension would not intersect standard 45-degree sightlines from neighbouring habitable room windows. Sunlight and daylight levels enjoyed by surrounding residential occupiers would therefore remain materially unchanged.

None of the proposed glazing in the extension affects privacy or enables any direct overlooking into adjoining properties. The new rooflight proposed to the first-floor ensuite is located to avoid any overlooking to numbers 1-7 High Street and the omission of the existing ensuite window only eliminates overlooking further.

Heritage Assets and Conservation Area

This statement addresses the statutory duties under Section 72(1) (Conservation Areas) and Section 66(1) (Listed Buildings) of the Planning (Listed Buildings and Conservation Areas) Act 1990. It evaluates compliance with national guidance within the NPPF and local policy requirements under Policy LP34 (Heritage Assets and their Settings) and Policy LP11 (Design Context) of the Huntingdonshire Local Plan to 2036.

The proposed single-storey extension is positioned on the rear (south-western) elevation of the dwelling. As the site sits within an established residential layout, the works would be mostly screened from the public realm, street scene, and the principal thoroughfare of the High Street.

The use of matching render respects the prevailing material palette of the host dwelling. Modern additions, such as the parapet roof, slim-frames aluminium bi-fold doors and roof lantern are detailed to read clearly as modern, subservient elements that complement rather than copy or undermine the host building.

In accordance with Section 72(1) of the 1990 Act, the development retains the key spatial characteristics, densities, and boundary treatments that define this part of the Conservation Area, resulting in no harm to its overall character, appearance, or significance.

The nearest designated heritage asset is no.15 High Street, which is Grade II listed. Physical and visual separation between the application site and this property is provided by the intervening residential property at no. 11 High Street, alongside mature domestic garden boundary planting.

The setting and heritage significance of no. 15 High Street is primarily derived from its immediate street frontage and its intrinsic architectural interest. Given the distance, orientation, complete visual screening, and single-storey rear placement of the proposed extension, the scheme will have no visual or spatial impact on the setting or key views of the listed building, fully satisfying Policy LP34.

The proposed development represents a sensitive, high-quality response to its location within the Brampton Conservation Area. By maintaining complete visual isolation from no. 15 High Street and utilising subservient, low-profile design, the proposal preserves the significance of all relevant heritage assets in alignment with national and local planning policies

Section 72 of the Planning (Listed Buildings and Conservation Areas) Act 1990 requires special attention to preserving or enhancing the character/appearance of conservation areas. Because the works are set back from public view, subservient in scale, and utilise matching materials, the proposal causes minimal harm to the Brampton Conservation Area.

Conclusion

The proposed extension represents a high-quality, well-designed, sustainable alteration and addition to the family home. By combining traditional matching materials with contemporary flat-roof detailing and photovoltaic panels, the project delivers a design that preserves and enhances the character, setting, and significance of the Brampton Conservation Area, while safeguarding neighbouring amenity and improving energy efficiency. As the proposal accords with the relevant policies of the Huntingdonshire Local Plan, including Policies LP5, LP11, LP14, LP31 and LP34, it is therefore respectfully suggested that planning permission should be granted.

Existing Photographs







