HUNTINGDONSHIRE DISTRICT COUNCIL

25/00187/HHFUL

OFFICER REPORT

Case No: **25/00187/HHFUL** **Householder (Full)**

Proposal: **Proposed single-story lean to side extension to form new utility room and Boot room**

Location: **April Cottage Kimbolton Road Stow Longa**

Applicant: **Mrs Judith Armstrong**

Grid Ref: **510838 270881**

DESCRIPTION OF SITE AND APPLICATION

April Cottage is a two-storey detached dwellinghouse located in a residential area in Stow Longa. The property is located within the Stow Longa Conservation Area and is in close proximity to the Grade II Listed Building of No. 1 The Lane, Stow Longa.

This application seeks permission for the erection of a single-storey lean-to side extension at April Cottage, to provide a new utility room and boot room. The proposal would measure a total width of 2.85m, a depth of 5.34m with an eaves height of 2.25mm and a ridge height of 3.71m. The extension would be constructed using horizontal timber cladding boards, clay pan style roof tiles and timber windows and doors.

This application has been accompanied by a Heritage Statement.

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

1100549FUL - 2 storey and ground floor side extension - Approved.

CONSULTATIONS

Stow Longa Parish Council - No observations either in favour or against the proposal.

REPRESENTATIONS

No third party representations were 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 permission for the erection of a single-storey lean-to side extension at April Cottage, Kimbolton Road, Stow Longa, to provide a new utility room and boot room. The proposal would measure a total width of 2.85m, a depth of 5.34m with an eaves height of 2.25mm and a ridge height of 3.71m. The extension would be constructed using horizontal timber cladding boards, clay pan style roof tiles and timber windows and doors. The property is located within the Stow Longa Conservation Area and is in close proximity to the Grade II Listed Building of No. 1 The Lane, Stow Longa.

The proposed extension is considered to be a subservient addition to the main dwellinghouse by virtue of its footprint and single-storey height. The lean-to roof design and roof pitch would reflect the varying gables and roof slopes of the existing property. Furthermore, the proposed extension would be constructed using matching facing materials to the main dwellinghouse.

The proposed extension would extend beyond the existing northern elevation and while it would be visible from public vantage points from the public highway, given its acceptable scale and design, it is not considered to result in any visual harm to the existing property, the streetscene or the Stow Longa Conservation Area. Furthermore, the proposal is considered to preserve the setting of the nearby Listed Building.

Overall, taking the above factors into consideration the proposed development is considered to be acceptable with regard to design and visual amenity and would not result in harm to any heritage assets.

The proposal is therefore deemed to be in accordance with 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 Sections 12 and 16 of the National Planning Policy Framework (2024) 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.

The closest neighbouring residential properties that are likely to be impacted upon as a result of the proposed development are Nos. 1 and 3 The Lane, Stow Longa.

Due to the single-storey scale of the proposed extension, the distance to the closest neighbouring property (approximately 21m) and the roof sloping away from the neighbouring properties boundaries, the Local Planning Authority are satisfied that the proposal would not result in any detrimental overbearing, overshadowing, overlooking or loss of light impacts on any neighbouring properties amenities.

As such, the proposal is deemed to be in accordance with Policy LP14 of Huntingdonshire's Local Plan to 2036 and Section 12 of the National Planning Policy Framework (2024) 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 nearby heritage assets;
* Would not have a significantly detrimental impact upon the amenity of neighbours.

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 **Jennifer Wallis**