Application Number: 25/00734/HHFUL

TOWN & COUNTRY PLANNING ACT 1990

Refusal of Planning Permission

Mr Tim Wilkens
ACW Installations
Orchard View
The Green
West Row
Bury St. Edmunds
IP28 8QH

Huntingdonshire District Council in pursuance of powers under the above Act, hereby **REFUSE TO PERMIT** for:

Proposal: Erection of garden office to the rear of the property (Retrospective)

Site address: 24 Buttermere Huntingdon PE29 6UB

Applicant: Mr Tim Wilkens ACW Installations

in accordance with your application received on 18th April 2025 and plans (listed below) which form part of the application

Plan Type	Reference	Version	Date Received
Block Plan			11.07.2025
Floor plans and Elevations			07.07.2025
Elevations			07.07.2025
Location Plan			18.04.2025

1. Reason.
   As a result of insufficient information submitted, the LPA are unable to be definitive that the use of the outbuilding would not result in a detrimental impact on the residential character of the area by virtue of increased vehicle movements, parking, noise, odour etc. As such, it is considered

C. Kerr

Clara Kerr
Chief Planning Officer

Date 23rd January 2026

Huntingdonshire DISTRICT COUNCIL

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that it would be contrary to Policy LP11 and Policy LP12(a) of Huntingdonshire's Local Plan to 2036.

2. Reason.
   With insufficient detail provided to determine the type of business use within the outbuilding, it is unclear whether this would result in any adverse noise impacts or odour would occur as a result. Further, with no information submitted regarding the opening ours of the business, the LPA are unable to confirm whether this will have a detrimental impact on the amenity of neighbours by virtue of noise, odour, obtrusive light etc. As such, it is considered that the building would be contrary to Policy LP14 of Huntingdonshire's Local Plan to 2036 in this regard.

3. Reason.
   With a lack of information regarding the number of clients visiting the site and the scheduled hours of operation, it cannot be determined if the use of the outbuilding would result in any detrimental harm to parking provision or highway safety in the vicinity. As such, the development would also be contrary to Policy LP17 of Huntingdonshire's Local Plan to 2036.

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NOTES

Rights of Appeal under the Town and Country Planning Act, 1990 Section 78.

If the applicant is aggrieved by the decision of the Local Planning Authority to refuse permission for the proposed development or to grant permission subject to conditions, he/she may appeal to the Secretary of State responsible for planning within;

- **Twelve weeks from the date of this decision notice.**

Appeals must be made on a form which is obtainable from the Planning Inspectorate, Customer Support Unit, Temple Quay House, 2 The Square, Temple Quay, Bristol BS1 6PN. Alternatively all forms can be downloaded from their website www.planning-inspectorate.gov.uk. The Secretary of State has power to allow a longer period for the giving of a notice of appeal but he will not normally be prepared to exercise this power unless there are special circumstances, which excuse the delay in giving notice of appeal. The Secretary of State is not required to entertain an appeal if it appears to him that permission for the proposed development could not have been granted by the Local Planning Authority, or could not have been so granted otherwise than subject to the conditions imposed by them, having regard to the statutory requirements, to the provisions of the Development Orders and to any directions given under the Orders. He does not, in practice, refuse to entertain appeals solely because the decision of the Local Planning Authority was based on a direction given by him.

If permission to develop land is refused or granted subject to conditions, whether by the Local Planning Authority or by the Secretary of State responsible for planning and the owner of the land claims that the land has become incapable of reasonably beneficial use by the carrying out of any development which has been or would be permitted, he may serve on the Council of the County District in which the land is situated a purchase notice requiring that Council to purchase his interest in the land in accordance with the provision of Part VI of the Town and Country Planning Act, 1990.

Claiming Compensation

In certain circumstances, a claim may be made against the Local Planning Authority for compensation where permission is refused or granted subject to conditions by the Secretary of State on appeal or on a reference of an application to him. The circumstances in which such compensation is payable are set out in Section 114 of the Town and Country Planning Act 1990.

General Notes

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This decision notice does not convey any approval or consent which may be required under any enactment, bye-law or regulation other than Section 57 of the Town and Country Planning Act 1990.



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