From: DevelopmentControl
To: DevelopmentControl
Subject: Comments for Planning Application 25/01095/FUL
Date: 10 July 2025 15:23:27

Comments summary

Dear Sir/Madam,

Planning Application comments have been made. A summary of the comments is provided below.

Comments were submitted at 10/07/2025 3:23 PM from [redacted]

Application Summary

Address:	2 Wheatsheaf Cottages Alconbury Hill Alconbury Weston Huntingdon PE28 4JH
Proposal:	Change of use from Photographic Studio to residential annexe (Retrospective)
Case Officer:	Charlotte Dew

Click for further information

Customer Details

Name:	[redacted]
Email:	[redacted]
Address:	NAPC Watermoor Point Cirencester

Comments Details

Commenter Type:	Member of the Public
Stance:	Customer made comments in support of the Planning Application
Reasons for comment:	
Comments:	On behalf of the National Annexe Planning Consultancy (NAPC), I write in support of planning application reference 25/01095/FUL, which seeks retrospective consent for the change of use from a photographic studio to a residential annexe at 2 Wheatsheaf Cottages, Alconbury Hill, Alconbury Weston, Huntingdon, PE28 4JH. NAPC's national expertise in ancillary and modular accommodation informs our view that such proposals make efficient use of existing residential plots and provide flexible living solutions that respond positively to the growing demand for multigenerational housing and sustainable care arrangements. The ancillary nature of the proposed annexe is a key consideration. Provided the accommodation remains subordinate to the main dwelling, with no separate curtilage or independent access that might encourage future separation, such development aligns with established planning principles supporting ancillary residential use. We note that careful attention should be given to ensuring the annexe is not occupied as a separate dwelling, and that its scale, layout, and access arrangements reinforce its ancillary function. As a national body, NAPC is well placed to advise on policy compliance and best practice. Should the applicant or the local planning authority wish to discuss any aspect of this proposal, or seek guidance on securing long-term peace of mind regarding the annexe's use, we warmly encourage them to contact us via https://napc.uk/annexe-support/. Our experience shows that early engagement can help address any concerns around use, access, or future separation, and ensure the accommodation remains a positive addition to the host property. We respectfully encourage Huntingdonshire District Council to consider the merits of supportive annexe policies in future iterations of the local plan. The positive impact of ancillary accommodation in jurisdictions such as Ireland and California demonstrates its potential to relieve housing pressure and support sustainable communities.

NAPC supports this application as a constructive response to evolving housing needs, and we remain available to assist all parties in achieving policy-compliant, sustainable outcomes.

Kind regards