OFFICER REPORT

Case No: 25/00802/HHFUL Householder (Full)

Proposal: Removal of remaining brick garden wall and replacement with close boarded timber fence and replacement of existing garden shed with new timber shed

Location: 1 Bridge Terrace London Road St Ives

Applicant: Mr Matthew George

Grid Ref: 531121 270872

DESCRIPTION OF SITE AND APPLICATION

The application site at 1 Bridge Terrace is occupied by a two-storey end of terrace dwellinghouse located to the south of St Ives. The site located within the St Ives Conservation Area, with a number of Listed Buildings located along London Road where the application site is located. The application site falls within Flood Zone 3 of the Environment Agency's Flood Map for Planning.

This application seeks permission for the removal of the remaining brick garden wall and replacement with close boarded timber fence and replacement of existing garden shed with new timber shed.

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

NATIONAL GUIDANCE

The National Planning Policy Framework (December 2024) (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.

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)

LP5: Flood Risk

LP11: Design Context
LP12: Design Implementation
LP14: Amenity
LP31: Trees, Woodland, Hedges and Hedgerows
LP34: Heritage Assets and their Settings

Neighbourhood Plan and relevant policies where applicable

Huntingdonshire Design Guide Supplementary Planning Document (2017):

* Place Making Principles parts 3.7 Building Form and 3.8 Building Detailing

Huntingdonshire Landscape and Townscape Supplementary Planning Document (2022)

St Ives Conservation Area Character Assessment (2007)

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

RELEVANT PLANNING HISTORY

80/01899/FUL - CONVERT DWELLING INTO MAISONETTE AND BEDSITTER 1 BRIDGE TERRACE ST IVES (Permission)

0202016FUL - Extension and Alterations to Dwelling (Refused)

20/00879/FUL - Parapet remediation works (Permission)

20/00880/LBC - Parapet remediation works (Consent)

21/02041/S73 - Variation of conditions C2 (Plans) to amend the existing construction drawings to outline the new areas of full width repair and include a new construction drawing which highlights specific areas of stringcourse that need like-for-like replacement. (Permission)

CONSULTATIONS

St Ives Town Council - Supports the application, state that the boundary wall is in disrepair and replacement is required, with the plans well designed, although one member expressed regret that the replacement could not remain in keeping with the original.

HDC Conservation Officer - No objection following the submission of additional information, further comments in subsequent sections of this report.

HDC Arboricultural Officer - No objection following submission of additional information, further comments in subsequent sections of this report.

REPRESENTATIONS

None received at the time of determination.

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
- Impact on Trees

o Flood Risk

*Design, Visual Amenity and Impact on Heritage Assets

The application site at 1 Bridge Terrace is occupied by a two-storey end of terrace dwellinghouse located along London Road to the south of the built-up area of St Ives and falls within the St Ives Conservation Area. There are a number of additional Listed Buildings along London Road, of which the application site is located, alongside the adjacent Grade II* Listed New Bridge. The proposal consists of the removal of the remaining brick garden wall to the north eastern boundary of the application site and replacement with close boarded timber fence, alongside the replacement of existing garden shed with new timber shed to the rear of the site, and does not involve the alteration or extension of the dwelling itself.

When considering the proposed timber fence, this is to measure the same length and height as the existing brick garden wall, which has fallen into disrepair and consists of a part temporary fencing element. The fence is proposed to be stained in black/ charcoal, and includes shuttered openings, opening inwards thus not protruding over the boundary of the application site, which provide views out of the site to the open meadow whilst designed in a way which integrate with the proposed fence. Whilst the proposed timber fence differs in material to the existing boundary wall, the proposals are considered acceptable in regard to its design and visual appearance and is considered a typical form of boundary treatment, not resulting in any detrimental impacts to the character or appearance of the area.
Considering the proposed replacement shed, this utilises the footprint of the existing shed, built on the existing brick foundation. The shed measures 2.7 metres in width and 3.8 metres in length, and is taller than existing with a pitched roof measuring a maximum height of 3.1 metres, with eaves at 2.3 metres. The proposed shed utilises the same materials as the replacement fencing, helping to integrate the shed within the application site, and is considered acceptable in terms of its design. Additionally, its location to the rear of the application site results in minimal views from the public realm, resulting in no significant impacts on the character of the area.

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 have a significantly detrimental impact upon the character or appearance of the area. It therefore accords with Policies LP11 and LP12 of Huntingdonshire's Local Plan to 2036 in this regard.

As detailed above, the site is located within St Ives Conservation Area, with a number of Listed Buildings in the vicinity. As such, it should be regarded that:

Section 72 of the Planning (LBCA) Act 1990 states that special attention shall be paid to the desirability of preserving or enhancing the character or appearance of a Conservation Area.

Section 66 of the Planning (LBCA) Act 1990 states that in considering whether to grant planning permission for development which affects a listed building or its setting, the Local Planning Authority shall have special regard to the desirability of preserving the building or its setting or any features of special architectural or historic interest which it possesses.

Para. 212 of the NPPF sets out that 'When considering the impact of a proposed development on the significance of a designated heritage asset, great weight should be given to the asset's conservation (and the more important the asset, the greater the weight should be). This is irrespective of whether any potential harm amounts to substantial harm, total loss or less than substantial harm to its significance'.

Para. 213 states that 'Any harm to, or loss of, the significance of a designated heritage asset (from its alteration or destruction, or from development within its setting), should require clear and convincing justification'

Local Plan policy LP34 aligns with the statutory provisions and NPPF advice.

As this is the case, HDC's Conservation team have been consulted and having reviewed the documents initially had no objection in principle, however stated that there was insufficient justification provided to understand the purpose of the 'window' openings in the fence. From this, additional justification has been provided, and as mentioned in preceding sections of this report, the windows are to open inward to result in no encroachment on the public realm. As such, the Conservation Officer has no further objections to the application. It is noted that the proposed shed and fence are situated under the canopy of several trees which make a positive contribution to the Conservation Area, and this is considered in subsequent sections of this report.

When taking into account the above assessment and having undertaken a site visit, officers highlight that whilst the proposals are visible from the public realm, the development is considered to be sympathetic to its surroundings and of a typical design and appearance for the type of development, and as such do not have any significantly detrimental impacts upon the designated heritage assets.

Therefore, having regard to the above considerations, the development is considered to be acceptable with regard to its impact on the designed heritage assets and therefore accords with Policy LP34 of the Local Plan, the Planning (Listed Buildings and Conservation Areas) Act 1990 and the provisions of the NPPF (2024).

*Residential Amenity

Given the scale and location of the replacement shed to the rear of the application site, alongside having regard to adjacent properties, it is not considered that there would be any unacceptable material impacts in terms of overbearing or loss of light, nor would there be any issues relating to overlooking or loss of privacy. It is also considered that due to the scale and location of the replacement fencing adjacent to the public realm and with clear separation to nearby properties, it is not considered that this will have any detrimental impact on residential amenity.

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 HDC's Local Plan to 2036 in this regard.

*Impact on Trees

Whilst the application site has no trees which are afforded formal protection by Tree Preservation Orders (TPOs), the application site falls within the St Ives Conservation Area and there are a number of significant trees adjacent to the proposals which make a positive contribution to the character and appearance of the Conservation Area, so it is necessary to demonstrate that no significant harm will be caused.

As such, HDC's Arboricultural Officer has been consulted and initially raised concerns due to the location of the proposals, as there is significant encroachment into the root protection area (RPA) of the adjacent tree, alongside the proposed shed located directly under the tree canopy. A detailed Tree Protection Plan and Method Statement has been provided as a result of the Arboricultural Officer's initial comments, which provides sufficient information to ensure that the trees within the influencing distance of the development should not be significantly impacted by the proposed works. As mentioned in preceding sections of this report, the shed is to be constructed to an existing concrete base, with the RPA therefore protected from any damage by the original foundation.

Therefore, having regard to the above assessment and the detailed comments from HDC's Arboricultural Officer, the development is considered to be acceptable with regard to its impact on trees and therefore accords with Policy LP31 of the Local Plan to 2036.

*Flood Risk

The application site lies in Flood Zone 3, as thus is liable to flood. It is noted that as the proposal would be considered 'minor development' as per the NPPF (2024), it is therefore not subject to Sequential or Exception Tests. The NPPF however does state that a Site-Specific Flood Risk Assessment should accompany applications for development within Flood Zone 3, which, whilst in this case has not been provided, the submitted flood tick sheet details the mitigation measures that will be used to limit the risk of flood in the locality. This is alongside the submitted Design and Access Statement, which highlights the flood defences in place which the application site is located behind. With this, officers have taken into consideration the scale and type the development and it is considered that this would not result in significant issues in terms of surface water or altering flood risk when taking into account the surrounding area.

Therefore, taking the above into account the development is considered to be acceptable with regard to its approach to flooding and will not (given its scale and use) result in an increased risk of flooding in the locality. It therefore accords with Policy LP5 of the Local Plan to 2036.

*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 character and appearance of the area;
* Would not have a significantly detrimental impact upon the designated heritage assets;
* Would not have a significantly detrimental impact upon the amenity of neighbours;
* Is acceptable with regard to impact on trees;
* Would not have a detrimental impact upon flood risk in the vicinity.

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 **Josh France**