Application Number: 24/02087/HHFUL

TOWN & COUNTRY PLANNING ACT 1990

Refusal of Planning Permission

Mr John Goldsmith
JLG Design
8 Tennyson Place
Eaton Ford
PE19 7LL

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

Proposal: Front single storey extension including new lean-too roof over new extension and over existing flat roof. Rear first floor extension over existing single storey. Monocouche render to existing house.

Site address: 14 Spinney Lane Alconbury Huntingdon PE28 4EB

Applicant: Mr Michael Peters

in accordance with your application received on 11th November 2024 and plans (listed below) which form part of the application

Plan Type	Reference	Version	Date Received
Elevations	PE28-4EB/12/01		11.11.2024
Location Plan			11.11.2024

1. Reason.
   The proposed rendering of the dwelling would remove the distinct and prevalent characteristics of the brick detailing and material panels, as a dominant material and design approach of dwellings within the streetscene, and prominently visible in the street scene among the uniformity of dwellings either side of the dwelling. It would fail to successfully integrate in the predominant character of the area and to positively contribute to the area's character and identity by virtue of the use of inappropriate materials. The proposal would appear alien and materially harmful to

C. Kerr

Clara Kerr
Chief Planning Officer

Date 19th December 2024

Huntingdonshire DISTRICT COUNCIL

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character, contrary to policies LP11 and LP12 of Huntingdonshire's Local Plan to 2036 and the provisions of the National Planning Policy Framework 2024, particularly paragraph 135.

2. Reason.
   The first floor extension proposed to the rear of the dwelling, by virtue of the arrangement of fenestration and the proximity to the boundary with neighbouring property, would materially harm the residential amenity for no.3 Hawthorn End. The extension would erode the sense of privacy and result in an oppressive extension and that detrimentally overlooks their primary private amenity space from the proposed first floor window. The development would therefore be contrary to policy LP14 of Huntingdonshire's Local Plan to 2036 and the provisions of the National Planning Policy Framework 2024, particularly paragraph 135.

3. Note to applicant.
   Statement as to how the Local Planning Authority (LPA) has worked with the applicant in a positive and proactive manner on seeking solutions:

   When an application is received, planning conditions will be used where they can make a development acceptable.

   A clear reason for refusal identifies the specific reasons why the development is unacceptable and helps the applicant to determine whether and how the proposal can be revised to make it acceptable.

   In relation to this application, it was considered and the process managed in accordance with the National Planning Policy Framework 2024.

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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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