# Design, Access and Heritage Statement

In support of a Householder application

Two storey rear extension at

'Oaks Corner'

**37A Common Lane**

Hemingford Abbots

Huntingdon

Cambridgeshire

PE28 9AR

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Date: February 2025

**INTRODUCTION**

This statement has been produced in support of a Householder application submission to Huntingdonshire District Council for a two-storey rear extension to an existing dwelling (37a Common Lane, Hemingford Abbots.

The application site is accessed of a private road (Abbots Close) but has a postal address on Common Lane. The application site lies within the Hemingford Abbots Conservation Area. The application property is a 'modern' property approved in 2005 as a group of two new properties following the demolition of an existing property. The property is not listed; however, it is located nearby heritage assets, and thus the impact on these assets are considered within this statement.

**NATIONAL GUIDANCE**

The National Planning Policy Framework (19 December 2023) (NPPF 2023) sets out the three objectives - economic, social and environmental - of the planning system to contribute to the achievement of sustainable development. The NPPF 2023 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 2023 sets out the Government's planning policies for (amongst other things): * delivering a sufficient supply of homes; * achieving well-designed places; * conserving and enhancing the natural environment; * conserving and enhancing the historic environment. Planning Practice Guidance and the National Design Guide 2019 are also relevant and material considerations.

**PLANNING POLICIES**

Huntingdonshire's Local Plan to 2036 (Adopted 15th May 2019)

LP 11: Design Context

LP 12: Design Implementation

LP 14: Amenity

LP 34: Heritage Assets and their Settings

Huntingdonshire Design Guide Supplementary Planning Document (2017): * Place Making Principles - Part 3.7 Building Form

**PLANNING HISTORY**

18/02115/TRCA – T1 – Norway Maple – Fell to ground level – Approved

1102124FUL – Erection of a cap port – Approved

0502812FUL – Erection of three dwellings following demolition of existing – Refused

0503693FUL – Erection of two dwellings following demolition of existing – Refused (allowed on appeal)

**SUMMARY OF ISSUES**

The main issues to consider in the determination of this application are:

o Design and Visual Amenity

o Residential amenity

o Heritage Assets and their settings

Design and Visual Amenity Policy LP 11 of the adopted Local Plan to 2036 states that a proposal will be supported where it is demonstrated that it responds positively to its context and has drawn inspiration from the key characteristics of its surroundings and has regard for the guidance contained within the Design SPD (2017)

The application site is located on Common Lane on the corner of the junction between Common Lane and Abbots Close. Common Lane is characterised by dwellings of various sizes and design and there is no uniformity within the street scene. 37a Common Lane is a modern predominantly two-storey dwelling of an L shaped plan of brick and render with slate roof tiles. 1.5 and single storey projections to the east cascade towards Abbots Close, and the use of an alternative/subservient materials pallet helps to reduce the overall mass and dominance within both the Abbots Close and Common Lane streetview.

The application seeks a two-storey extension to the rear southern elevation which, in part, replaces a single-storey projection. The scale of the proposed extension is modest and utilises much of the existing roof form to achieve the additional first floor accommodation.

Save for the distance to the southern boundary, the scale, form, mass and appearance of the extension confirms with Permitted Development Right principles. The siting of the extension reduces the separation of the dwelling to the shared southern boundary with 1a Abbotts Close to circa 6.7m, with a distance of circa 8.1m to the built form of no.1a. The reduction in separation distance is considered further.

The proposed two-storey rear extension, by virtue of its siting, size, scale, design, and form, and material finish to match that existing would not be detrimental to the visual amenity of

the existing house or surrounding area in accordance with Policies LP11 and LP12 of the Local Plan to 2036.

**RESIDENTIAL AMENITY**

Policy LP14 states that 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 in terms of light, outlook, privacy and noise.

The existing separation distance between the application dwelling and the nearest neighbour (1a Abbotts Close) is proposed to be reduced by 1.8m, retaining 8.0m between the first-floor window and the nearest built form of the 1a Abbotts Close. The closest built-form of 1a Abbots Close to the shared boundary is garaging and ancillary structure, raising up to the main core of the building measured circa 14.2m away from the proposed extension. There are no visible windows on north facing elevations of no.1a Abbots Close, and thus there is considered to be no loss of privacy created by the first-floor window.

In addition, the boundary with no.1a is defined by a 1.8m high close boarded fence and several established trees which act to screen views between the properties. As such, is is considered that any slight increase in visibility of the application property form the neighbouring property (and visa-versa) would not result in a significant loss of privacy or quality of amenity.

Given the distance to the shared boundaries of the site, and the orientation of the property and extension, there will be no loss of light as a result of the additional structure.

As such, the proposed development by virtue of its siting, size, scale, design and relationship and separation distance to adjacent dwellings, would not result in any unacceptable harm to the residential amenity of any neighbouring sites in planning terms. The proposal is therefore in accordance with Policy LP14 of the Local Plan to 2036.

**MATERIALS**

As evident in the photographs provided within the supporting photomontage, the existing main structure on site is constructed from facing brickwork, render and horizontal cladding under grey slate roofs.

The new structure is proposed to match the materials and appearance of the existing structure, with the use of matching brickwork, render, roof slates and decorated timber joinery.

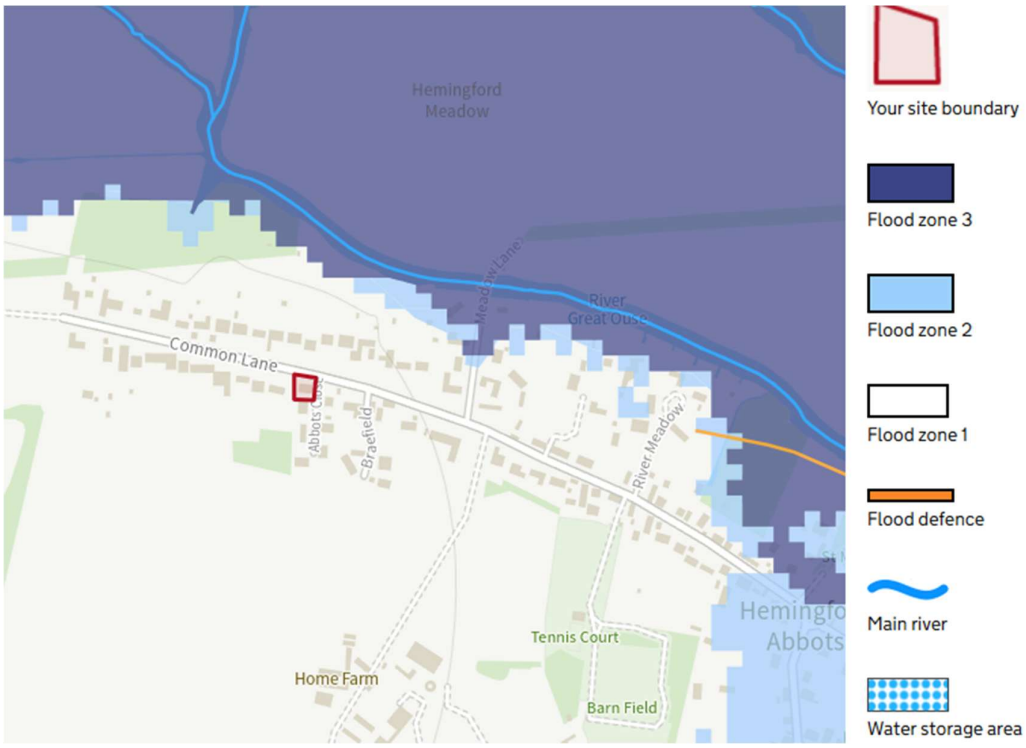
As such, the proposal is considered to align with the functional requirements of Policy LP11 of the Local Plan to 2036.

**FLOOD RISK**

The site is located within Flood Zone 1 and thus is unaffected by flooding.

The structure is proposed to be constructed mostly upon existing areas of paving and thus will not reduce the permeability of the site which might otherwise result in flooding of neighbouring properties.

LP5 (flooding) is therefore considered not to be a constraint of this development.




*Map extract from Gov.co.uk*

**ECOLOGY AND BIODIVERSITY NET GAIN**

A Biodiversity checklist has been completed and submitted in support of this application. The checklist determined that there is no requirement for a Preliminary Ecological Assessment of the site.

Notwithstanding this, the application site consists of managed modified grassland within a mix of ornamental shrubbery and established trees to the northern and southern boundaries.

The area upon which the extension is to be built is currently a mix of existing structures and hard landscaping. As such, there is no loss of grassland or vegetation to facilitate the development.

The existing established vegetation on site will be unaffected by the proposals, and thus any habitat facilitated by this vegetation can be maintained.

Given the small-scale nature of the works proposed, there are no statutory requirements to provide biodiversity net gain following development.

As such, the proposal meets the functional requirements of LP31 of the Local Plan 2036.

**ARBORICULTURE (TREES AND HEDGES)**

The application site contains several trees within and close to its boundaries, and as such, the impact of the development on the health and retention of these trees must be considered.

The application is supported by an existing and proposed site layout plan which identify the existing trees and vegetation on site. As illustrated, the trees are located a reasonable distance from the proposed location of the extension and are considered to be unaffected by the development.

It is considered that the existing trees and vegetation can be retained without harm, through appropriate demarcation of the construction zone, avoiding unintentional damage to the above and below ground tree structures. Tree protection fencing in line with BS5837 will be erected, and the location of this is illustrated on the proposed site plan.

As such, it is considered that due consideration has been given to the functional requirements of LP33 of the Local Plan 2036, and that the proposal will not result in any harm or loss of existing trees or hedges.

**LANDSCAPING**

The application does not involve any specific soft-landscaping works, however slight alterations to the lawn area and private areas of planting may result.

Hard landscaping is constrained to a modest level of pathways and patio areas, to provide a good quality of enjoyment to the occupants.

**CONTAMINATION**

The application site is currently in residential use. The proposed works do not alter the use, and thus there is no increase of risk to the end-user.

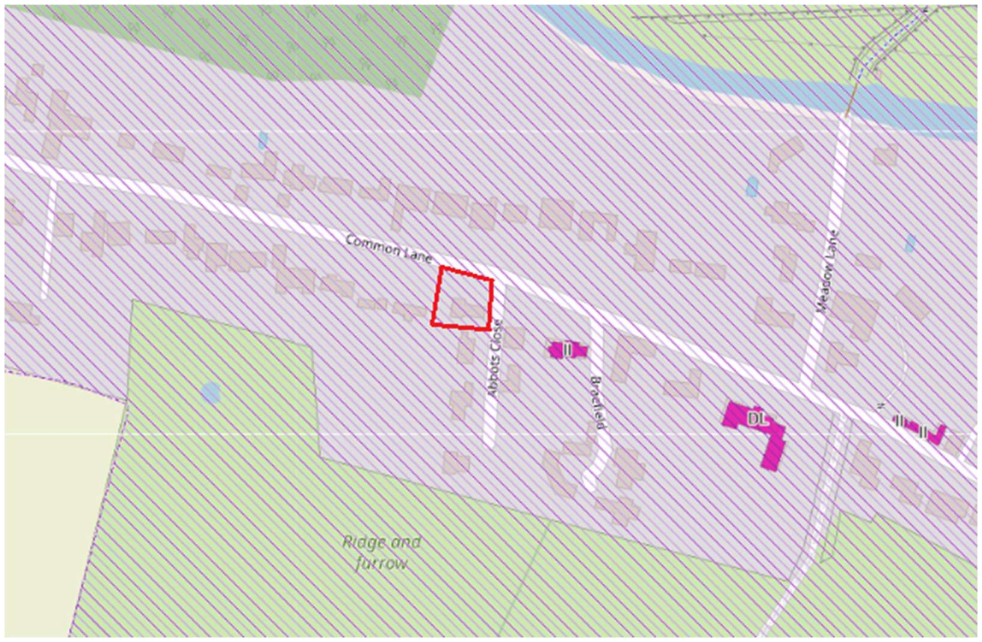
**ACCESS**

The application site is located fronting Common Lane, with access of a private access road (abbots Close), serving the property and five other residential dwellings. The access arrangement will be unchanged during and as a result of the construction of the extension.

Access within and throughout the site will also remain unchanged, with replacement pathways and patios provided for pedestrian access.

**IMPACT ON HERITAGE ASSETS**

The application site is located along Common Lane, which forms part of the Hemingford Abbots Conservation Area – see inset map.




*Extract from Huntingdonshire District Council Conservation Area Maps (online)*

The existing dwelling at no.37A is a modern addition to the Conservation Area and of a standard but sympathetic design as not to detract form the special interest of the Conservation Area.

Nearby Listed Buildings:

- The Grange, No. 35 Common Lane – Grade II – Located circa 60m to the east of the application site
- Thatched Cottage, Common Lane – Grade II – Located circa 185m to the east of the application site
- Barn to west of number 44 Common Lane – Grade II – Located circa 275m to the northeast of the application site
- Medlands, Common Lane – Grade II – Located circa 290m to the northwest of the application site

The proposed extension at the rear of the property, due to its siting, scale and design is considered to maintain the contribution which the existing dwelling makes to the character, appearance and significance of the Hemingford's Conservation Area and to the settings of the nearby listed buildings.

The proposal therefore complies with Policy LP34 of the Local Plan and Section 16 of the National Planning Policy Framework 2021.

**CONCLUSION**

The proposed development is considered to be compliant with the relevant nationals and local policies as it is of an appropriate design and scale, would not have a harmful impact on designated heritage assets and 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 respectfully suggested that the application could be supported by the Local Authority and planning permission granted.

**PHOTOMONTAGE**





