OFFICER REPORT

Case No: 24/02292/FUL **Full Planning Application**

Proposal: **Conversion of existing buildings (including removal of lean-to structure and extension) to provide a residential annexe**

Location: **Manor Farm Thurning Road Winwick**

Applicant: **Mr and Mrs German**

Grid Ref: **510450 280845**

DESCRIPTION OF SITE AND APPLICATION

The application site comprises a residential dwelling known as Manor House, associated outbuilding with a lean to structure and amenity grassland at Manor Farm, Thurning Road, Winwick. Manor house is located to the northwest of the village of Winwick. To the north are further outbuildings associated with Manor Farm, to the west and east is residential development and to the south is both the Village Hall and All Saints Church. All Saints Church a Grade II* listed building is 130 metres southwest of the application site.

There are no known historical or ecological designations within or in proximity to the application site. The site is located within Flood Zone 1 and at the lowest risk from fluvial and surface water flooding according to the latest Environment Agency mapping and the Councils Strategic Flood Risk Assessment (2024). The site is not susceptible to groundwater or surface water flooding according to the Councils Strategic Flood Risk Assessment (2024).

This application seeks planning permission for the conversion of existing buildings (including removal of lean-to structure and extension) to provide a residential annexe.

During the lifetime of the application revised floor, block and elevation plans have been received to address the Urban Design Officers Comments. Given the alterations relate to plan discrepancies and minor alterations to the appearance of the building, on the balance of fairness further public consultation was considered not to be necessary on this occasion.

It is noted there is a concurrent application (application ref 24/02305/FUL) seeking to convert the remaining outbuildings on the site into four dwellinghouses including demolition and extension to existing buildings, is still to be determined. This application only relates to the building directly north of Manor House.

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

NATIONAL GUIDANCE

The National Planning Policy Framework (12th 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 10).'

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.

For full details visit the government website: https://www.gov.uk

PLANNING POLICIES
Huntingdonshire's Local Plan to 2036 - adopted May 2019
o LP1: Amount of Development
o LP2: Strategy for Development
o LP5: Flood Risk
o LP6: Waste Water Management
o LP9: Small Settlements
o LP10: The Countryside
o LP11: Design Context
o LP12: Design Implementation
o LP14: Amenity
o LP15: Surface Water
o LP30: Biodiversity and Geodiversity
o LP31: Trees, Woodland, Hedges and Hedgerows
o LP33: Rural Buildings

Supplementary Planning Documents (SPD) and Guidance:
*Huntingdonshire Design Guide SPD (2017)
*Huntingdonshire Townscape and Landscape Assessment SPD (2022)
*Developer Contributions SPD (2011)
*Huntingdonshire Strategic Flood Risk Assessment (2024)
*Huntingdonshire Tree Guidance Note 3
*Annual Monitoring Report, regarding housing land supply.

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

Neighbourhood Plan
Great and Little Gidding Parish Council, with Hamerton and Steeple Gidding Parish Council and Winwick Parish Council applied for designation of a neighbourhood area comprising all parish areas. Consultation on the area designation ran from 1 February to 15 March 2023. The designation was approved as a neighbourhood area on 30 March 2023.

There is no 'made' neighbourhood plan in Winwick.

PLANNING HISTORY
24/02305/FUL- Full planning application for the conversion of existing buildings to provide four dwellinghouses including demolition and extension to existing buildings- Pending consideration

9400383FUL-Erection of agricultural building Manor Farm, Winwick.-Permitted 23.05.1995

CONSULTATIONS
Detailed consultee comments can be found on the Local Planning Authority (LPA) public access website. The consultations below have been summarised.

Parish Council- No comments at the time of determination.

Environmental Health Officer- No objection. A planning application for land adjoining the north of this site has identified potential land contamination sources such as fuel tanks and asbestos at the above application site. If minded to grant permission to this proposal, I recommend you set a condition

requiring the site be risk assessed for the harm that may be caused by land contamination and require it to be remediated if necessary.

CCC Highways Officer-No objection. Following a review of the documents provided to the Highway Authority as part of the above planning application Officers have noted that the latest drawing KA50614 BRY XX ST. A 05 rev D now shows and access width of 6m Based on the information submitted, from the perspective of the Local Highway Authority the proposed development is acceptable.

Urban Design Officer- No objection. Details of any separation between the curtilage to The Granary and its parking area are not provided and should be clarified by condition.

Historic England- Do not wish to offer any comments.

Conservation Officer- No objection. No heritage asset is affected we do not wish to make any comment on the proposals.

Cambridgeshire Constabulary- No comment.

UK Power Networks- No objection. Note there are overhead cables on the site running within close proximity to the proposed development. Informatives are to be included regarding the mapping and electrical diversion works should the development be permitted.

Arboricultural Officer- No objection and supports the application. Although the proposal will require the removal of a number of trees, most of them are of low quality, life expectation or amenity value. We have now received a Tree Report and Arboricultural Impact Assessment which confirm that trees off site will not be affected. It also provides an acceptable Method Statement for the project

REPRESENTATIONS
No third-party representations have been received in support or objection to the proposal at the time of determination.

SUMMARY OF ISSUES
The main issues to consider in the determination of this application are:
- Principle of development
- Design and Visual Amenity
- Impact on Designated Heritage Assets
- Residential Amenity
- Highway Safety, Access and Parking Provision
- Biodiversity and Ecology
- Impact on Trees
- Flood Risk and Drainage
- Other matters

*Principle of development
The application site is within the built-up area of the village of Winwick, which is defined by the Local Plan as a 'Small Settlement' and as such, Policy LP9 is considered relevant.

Consideration shall also be paid to whether the application site is located within a built-up area of Winwick. The adopted Local Plan defines a built-up area as a distinct group of buildings that includes 30 or more homes. Residential, community, retail and employment buildings which are predominantly surrounded by other buildings and built development on at least two sides is considered to be within the built-up area, as per paragraph 4.85 of the Huntingdonshire Local Plan to 2036. On the above description and the site context detailed at the start of this report, the Local Planning Authority are satisfied that the site forms part of a built-up area of Winwick.

Local Plan Policy LP9 supports development proposals located within a built-up area of a Small Settlement where the amount and location of development proposed is sustainable in relation to the:
a. level of service and infrastructure provision within the settlement;
b. opportunities for users of the proposed development to access everyday services and facilities by sustainable modes of travel including walking, cycling and public transport;
c. effect on the character of the immediate locality and the settlement as a whole.

In relation to criteria (a) and (b), the settlement of Winwick offers a limited range of day-to-day facilities, including a village hall and a church. Approximately 280 metres southeast of the application site is a bus stop served by a single daily service to the Market Town of Huntingdon, which provides access to a broader range of services and amenities.

While the site is not directly connected to the bus stop via a dedicated footpath, it is located along Thurning Road, an unlit rural road without pedestrian infrastructure. However, a 300-metre stretch of Thurning Road adjacent to the site is subject to a 30mph speed limit and primarily serves farmsteads and residential properties. The presence of built form, including dwellings and the narrow two-way carriageway, is likely to encourage lower vehicle speeds. This context helps to mitigate potential safety concerns associated with the absence of formal pedestrian routes.

Given the above, Officers are satisfied the proposed conversion of the barn to a singular residential annex, in this location is sustainable given the level of existing services and infrastructure to serve the occupants and these can be accessed with sustainable modes of travel.

In regard to criterion (c), the effect of the development proposal on the character of the immediate locality is discussed below and is considered to be acceptable.

In addition, to the above a material consideration in the determination of this application is whether Officers consider the proposed annexe to be ancillary to the main residential operations of Manor Farmhouse and has a physical and functional relationship to the main dwelling.

The accompanying planning statement states the proposed conversion, and extension would form a residential annexe for use by the occupants of the dwellinghouse of Manor Farmhouse. Paragraph 3.3 of the Statement states the "the proposed annexe will provide additional ancillary living accommodation for the occupants of Manor Farmhouse and the annexe will feature two bedrooms with living space, kitchen and bathroom". It is also noted on the submitted plans a small extension of the garden to be used by the main house and the annexe, which provides some separation between the curtilage of the main house and the proposed new dwellings. On the same plan it also notes the "purpose-built annexe conversion plus extension for a full-time carer for the owners of Farmhouse" (dwg non KA50614-BRY-00-PL-A-07 rev A).

It is noted that the proposed internal layout, along with the provision of separate garden space and dedicated parking, could enable the annexe to function as a self-contained unit. Furthermore, due to conflicting information submitted during the course of the application, Officers sought clarification from the agent regarding the intended occupancy of the annexe specifically, whether it is to be used by the residents of Manor Farmhouse or by a full-time carer for the occupants of the Farmhouse. The agent has confirmed it is expected that a full-time carer and one of the occupants will move into the annexe.

In light of the above, Officers are satisfied the annexe proposed would be functionally related to the host dwelling and should the development be permitted, the annexe shall be conditioned to not to be occupied at any time other than for purposes ancillary to the residential use of the main principal dwellinghouse occupying the site and it shall at no time be independently occupied or let or disposed of, or used to accommodate bed-and-breakfast guests or other short-term visitors paying rent or fees.

Given the above and subject to conditions, the proposed conversion and extension to provide a residential annexe accords with Policy LP9 of the Local Plan. The principle of development is therefore considered to be acceptable subject to the following material planning considerations.

*Impact on Designated Heritage Assets
As detailed in the preceding sections of this report, whilst the site is not within a Conservation Area it is in proximity to Listed Buildings namely All Saints a Grade II* Church. The listed building is located 130m southwest of the application site.

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.

In this instance, the Grade II* Listed Building is located over 130 metres from the application site. Given that the proposal involves the partial conversion of an existing building within an established farmstead and the sites separation distance from the listed building, it is considered that the development would not result in harm to the setting or significance of nearby designated heritage assets. Furthermore, the Conservation Officer consulted on the application raised no objection to the proposals and considered there to be no heritage asset affected by them. Accordingly, the proposal is deemed to accord with Policy LP34 of the Huntingdonshire Local Plan in respect of heritage considerations.

It is also noted that a Scheduled Monument, comprising the moated site and shrunken medieval village at Winwick (NHLE 1006805), is located approximately 40 metres to the east of the application site. However, due to the presence of substantial screening from intervening buildings and mature vegetation, including those at Pasture Farm, no harm has been identified to the monument's setting. This conclusion is supported by the findings of the accompanying Archaeological Assessment.

*Design and Visual Amenity
Local Plan Policies LP 11 and LP 12 states proposals will be supported where it is demonstrated that it responds positively to its context (LP 11), is well designed and demonstrates that it contributes positively to the area's character and identity and successfully integrates with adjoining buildings and landscape (LP 12).

The application site comprises a residential dwelling known as Manor House and associated existing ancillary storage outbuilding and a lean-to structure. The building as existing is a single storey brick and open fronted barns with range of roof pitches and heights.

The application seeks to increase the height of part of the middle section of barn, provide a pitched roof to replace a lean-to roof and provide an extension at the western end.

During the course of the application the Urban Design Officer was consulted who recommend some minor design changes such as the omission of bargeboards to the verge and eaves and discrepancies with the plans. The Officer was reconsulted on the amended plans and considered the proposed works are sympathetic to the existing and immediate character of the site and the wider character of Winwick.

Overall, subject to conditions the development is considered to be acceptable in terms of design and visual amenity and therefore accords with Policies LP11 and LP12 of the Local Plan to 2036 in this regard.

*Residential Amenity

Policy LP14 of the Local Plan to 2036 states 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.

Residential amenity for adjacent dwellings
The closest neighbouring residential property to the proposed annexe is 'Manor Farm', which is considered the most likely to be affected by the development.

The building subject to this application would largely remain in its current form. However, the proposal includes increasing the height of the central section of the barn to match the existing ridge height (4m), replacing the lean-to roof with a pitched roof, and adding an extension to the western end. Additionally, windows serving habitable rooms are proposed on the northern and eastern elevations and rooflights are proposed on the southern elevation.

As the majority of these alterations are concentrated on the northern and eastern elevations—facing away from 'Manor Farm'—and given the functional relationship between the buildings, officers are satisfied that the proposed annexe would not result in any unacceptable impacts in terms of overlooking, overbearing, or overshadowing for the occupants of 'Manor Farm'.

Officers should also consider the residential amenity of future occupants of the adjacent development proposed to the rear of the application site. While application ref. 24/02305/FUL is yet to be determined, the submitted site plan indicates that the southern elevation of 'The Granary', a new dwelling proposed to replace a threshing-type barn, would be separated from the northern elevation of the proposed annexe by approximately 21 metres. Other proposed dwellings, such as 'The Long Barn', would be set even further back, with a separation distance of around 30 metres.
Given the single-storey nature of the proposed annexe and the separation distances involved, Officers are satisfied that there would be no significant residential amenity conflict between the two schemes proposed.

It is also noted that the Urban Design Officer was consulted on the application and raised no concerns regarding potential residential amenity impacts associated with the proposal.

Residential amenity for future occupants
In regard to the residential amenity for future occupants, all proposed habitable rooms of the annexe would be served with windows, including the installation of rooflights to service the 2nd bedroom, which offer acceptable levels of daylight. Submitted floorplans demonstrate the proposed annexe to be sufficiently sized to accommodate an open plan kitchen/ dinner, two bedrooms (one with ensuite) and a family bathroom. It is considered the proposed annexe would provide a high standard of amenity for future residents in regard to internal residential amenity space.

During the course of the application the Urban Design Officer notes the annexe appears to have an area of private amenity space / front garden to the north. However, details of any separation between the curtilage to The Granary and its parking area are not provided. It is therefore recommended that should the annexe be permitted a condition seeking the full boundary details should be imposed.

Taking the above factors into consideration, the proposal is considered to be acceptable with regard to its impact on residential amenity and therefore accords with Policy LP14 of Huntingdonshire's Local Plan to 2036, the Huntingdonshire Design Guide SPD and Section 12 of the National Planning Policy Framework in this regard.

*Highway Safety, Access and Parking Provision
Policy LP17 of the Local Plan to 2036 seeks to ensure that new development incorporates appropriate space for vehicle movements, facilitates access for emergency vehicles and service vehicles and incorporates adequate parking for vehicles and cycles.

The application site as existing benefits from an access off Thurning Road, which as existing services the farmstead to the rear of Manor Farm farmhouse. This is located to the east of Manor Farm farmhouse. Manor Farm farmhouse is serviced by a separate access off Thurning Road to the west of the dwelling. The annexe and dwellinghouse would have separate access and parking arrangements. The access would be 6m wide and sufficiently sized to accommodate two-way vehicle movements associated with the proposed development to the rear (application referenced 24/02305/FUL).

Cambridge County Council as the Local Highways Authority have been consulted on the application and raise no objection to the proposal.

It is also felt there would be sufficient vehicle parking to service the annexe.

The development is considered to be acceptable in terms of its impact on highway safety and therefore accords with Policy LP17 of the Local Plan to 2036 in this regard.

*Biodiversity and ecology
Paragraph 187 of the NPPF (2024) states planning policies and decisions should contribute to and enhance the natural and local environment. Policy LP30 of the Local Plan dovetails this and requires proposals to demonstrate that all potential adverse impacts on biodiversity and geodiversity have been investigated and ensure no net loss in biodiversity and provide a net gain where possible.

The application was accompanied with a Preliminary Ecological Appraisal by Allied Ecology and dated October 2024. The submitted desktop study confirmed that no statutory or non-statutory ecological designations are present within or adjacent to the site, and no adverse impacts are anticipated. The Appraisal states that on-site habitats were found to be of negligible ecological value, and no active bat roosts were recorded in buildings B2 or the western section of B3, although future colonisation remains possible. Evidence of roosting and potential nesting by Barn Owls was identified in buildings B2 and B3, and as such, precautionary safeguarding measures have been recommended on that basis.

Subject to these measures, the development is not expected to cause significant harm to habitats or protected species, and there are opportunities to enhance biodiversity through the implementation of recommended enhancements.

With regard to mandatory Biodiversity Net Gain (BNG), it is noted that, as of 2 April 2024, a 10% BNG requirement applies to small sites. The submitted application form implies the development proposal is exempt from mandatory BNG per the de minimis exemption as the application relates to the conversion of existing buildings whereby no habitats would be impacted. Upon reviewing the submitted existing and proposed site plan it is evident the development proposed would not impact hedgerows or other habitats. Officers are therefore satisfied the development is BNG exempt and accords with the de minimis exemption threshold.

Overall, given the site as existing primarily comprises of the existing barns and established hard surfaces, Officers are satisfied with the findings of the submitted appraisal and as such the proposal accords with Local Plan Policy LP30, subject to the imposition of conditions.

*Impact on trees
There are some trees within and surrounding the vicinity of the wider farmstead and some of these are identified in the submitted tree survey. Outside of the site and on the western boundary and to the northwest of the development site are some larger trees not within the applicant's ownership.

The Arboricultural Officer was consulted as part of the application and notes although the proposal will require the removal of a number of trees, most of them are of low quality, life expectation or amenity value. We have now received a Tree Report and Arboricultural Impact Assessment which confirm that trees off site will not be affected. The Officer also supports the Method Statement

detailed within the report. Whilst the Officer does have concerns about the proximity of the Cherry tree to the new development, but in light of the tree survey the Officer is now happy to support the application.

Therefore, the proposal is considered to be acceptable in terms of impact on trees and in accordance with Policy LP31 of the Local Plan, in that regard.

*Flood Risk and Drainage
National guidance and Policy LP5 of the Local Plan seek to steer new development to areas at lowest risk of flooding and advises this should be done through application of the Sequential Test, and if appropriate the Exceptions Test (as set out in paragraphs 172-179 of the NPPF (2024)).

The site is located within Flood Zone 1 and at the lowest risk from fluvial and surface water flooding according to the latest Environment Agency mapping and the Councils Strategic Flood Risk Assessment (2024). The site is not susceptible to groundwater or surface water flooding according to the Councils Strategic Flood Risk Assessment (2024). Considering the nature of this development in Flood Zone 1 and at the lowest risk from all sources of flooding, no further justification in terms of flood risk is required.

Overall, the development is acceptable in terms of its approach to flood risk and surface water and therefore accords with Policies LP5 and LP15 of the Local Plan to 2036.

*Other Matters
As detailed above, the agent has confirmed that a full-time carer and one occupant are expected to move into the annexe. Officers are therefore satisfied that the annexe would remain functionally linked to the host dwelling. Should the annexe be permitted, its use would be conditioned to remain ancillary to the main residence, prohibiting independent occupation, letting, or use for short-term accommodation.

Conclusion and Planning Balance:
Planning law requires that applications for planning permission be determined in accordance with the development plan, unless material considerations indicate otherwise.

The principle of development is considered acceptable against the aims and objectives of Policies LP9 of the Huntingdonshire Local Plan to 2036.

The siting, scale and design, of the annexe does not cause visual harm in the immediate and wider context of the site.

The proposal would be acceptable in regard to impacts on designated heritage assets, flood risk, surrounding residential amenity, trees and biodiversity.

Having regard for all relevant material considerations, it is concluded that the proposal would accord with local and national planning policy. Therefore, it is recommended that planning permission be approved, subject to relevant planning conditions as detailed above.

If you would like a translation of this document, a large text version or an audio version, please contact us on 01480 388388 and we will try to accommodate

CONTACT OFFICER:
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