Application Number: 25/00132/HHFUL

TOWN & COUNTRY PLANNING ACT 1990

Refusal of Planning Permission

Mr Chris McCrae
Campbell McCrae Ltd
Chapel House
5 The Stiles
Godmanchester
Huntingdon
PE29 2JF

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

Proposal: Demolition of existing porch and modern rear extension. Erection of 1.5-storey rear extension. Alterations to fenestration. Internal alterations to utility room to form ground floor shower room. Alterations to first floor to form en-suite bathrooms.

Site address: Holme Cottage Huntingdon Road Wyton Huntingdon

Applicant: Mr David Pinnington

in accordance with your application received on 22nd January 2025 and plans (listed below) which form part of the application

Plan Type	Reference	Version	Date Received
Location Plan	22369_01		22.01.2025
window elevations	22369_12		22.01.2025
Proposals	22369_10B		11.04.2025
Proposals	22369_11C		23.04.2025
Section	22369_14		11.04.2025

1. Reason.
   The rear extension, by virtue of its siting and size would cause significant harm to the existing veteran horsechesnut tree on site. The tree is a very prominent visual feature in the village, and

C. Kerr

Clara Kerr
Chief Planning Officer

Date 26th June 2025

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so its amenity value to the site and surrounding streetcene is high. The arboricultural information submitted in support of the application does not demonstrate the extension could acceptably be constructed and accommodated on site without significant harm to the tree and its rooting environment. Officers do not consider that the extension proposed could acceptably be constructed on site, without compromising the long term health and integrity of the tree. As such, the proposal fails to accord with Policy LP31 of the Local Plan to 2036 and the provisions of the NPPF (2024).

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

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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

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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