HUNTINGDONSHIRE DISTRICT COUNCIL

25/00801/HHFUL

OFFICER REPORT

Case No: **25/00801/HHFUL** **Householder (Full)**

Proposal: **Alterations to front elevation. Replace UPVC horizontal cladding with standing seam zinc dark grey. Replace existing windows with grey aluminium.**

Location: **Woodlea Holywell Front Holywell**

Applicant: **Mr Jon Wildin**

Grid Ref: **533732 270772**

DESCRIPTION OF SITE AND APPLICATION

The application site at Woodlea, Holywell Front is occupied by a two-storey detached dwellinghouse located along a rural road in Holywell. The site located within the Holywell Conservation Area, and there are a number of Listed Buildings in the vicinity, including the adjacent Grade II Listed Holywell House. The application site falls within Flood Zone 1 of the Environment Agency's Flood Map for Planning.

This application seeks permission for alterations to the front elevation. Replace UPVC horizontal cladding with standing seam zinc dark grey. Replace existing windows with grey aluminium.

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)

LP11: Design Context

LP12: Design Implementation
LP14: Amenity
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)

Holywell Conservation Area Character Assessment (1994)

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

RELEVANT PLANNING HISTORY

0102556FUL - Erection of conservatory (Permission)

16/02617/HHFUL - Proposed two-storey side extension, one-storey rear extension, re-cladding to front elevation and internal alterations, following demolition of attached single storey garage and rear conservatory (Permission)

17/02464/NMA - Amendment to 16/02617/HHFUL for changes to the fenestration, materials and addition of a meter box (Other Consent)

18/00473/NMA - Amendment to application 16/02617/HHFUL for amendments to roofing material, addition of 3no. rooflights, amendments to fenestration to rear of garden room (Other Consent)

22/00202/TRCA - Mountain Ash -Remove as tree is dead/dying - some branches already lost. Replant with garden shrubs around stump or cherry to match other small decorative trees in front garden. (Consent)

CONSULTATIONS

Needingworth Parish Council - Supports the application, has no planning reason to object.

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

*Design, Visual Amenity and Impact on Heritage Assets

The application site at Woodlea, Holywell Front is occupied by a two-storey detached dwellinghouse located along a rural road in Holywell and falls within the Holywell Conservation Area. The proposal consists of alterations to the front elevation, including the replacement of UPVC horizontal cladding with standing seam zinc in dark grey, alongside the replacement of existing windows with grey aluminium. With the location of the dwelling set back from the street,

alongside the existing design already consisting of cladding, it is not considered that the proposals would have a significant impact on the character or appearance of the area. Additionally, a site visit confirms the adjacent dwelling also consists of grey cladding, so the proposed materials help to integrate the dwelling within its immediate surroundings, and is acceptable in this regard. It is also noted that, from the previous approval (16/02617/HHFUL), the first-floor window located above the garage on the principal elevation is of powder coated aluminium. The proposed windows would therefore result in a more uniform and cohesive frontage, and help to improve the overall visual appearance of the dwelling. The use UPVC material is generally not encouraged in the Conservation area with the use of more traditional/natural materials being considered much more appropriate. Therefore the change from upvc to zinc and changing the windows to aluminium will be a visual enhancement to the character and appearance of the property and the surrounding Conservation 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 Holywell Conservation Area, with the Grade II Listed Holywell House located adjacent to and visible from the application site. 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.

Officers note that when taking into account the alterations to the frontage of the dwelling, it is not considered that the proposal would result in harm to the setting of the of the adjacent Grade II Listed Holywell House, due to the existing appearance of the dwelling and the limited views of the front of the dwelling from the Listed Building. Additionally, as previously mentioned, it is considered that the proposal is to be integrated well within the surrounding area, the new materials would be an enhancement to the property, and its limited visibility being set back from the streetscene. As this is the case, it is considered that there will be a neutral impact upon the designated heritage assets, and is considered acceptable in this regard.

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 type of development proposed, 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.

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.

*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.

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:
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