Russell Payne MCIAT

Chartered Architectural Technologist

Read House, 87 High Street, Warboys, Huntingdon, Cambs PE28 2TB

[redacted]

PLANNING STATEMENT

PROPOSED REPLACEMENT OF FLAT ROOF REAR PORCH WITH PITCHED ROOF STRUCTURE, CONVERSION OF OUT-BUILDING TO FORM LIVING ACCOMMODATION, INTRODUCTION OF 2NO WINDOWS WITHIN CINEMA ROOM BETWEEN STUDS AT PORCH HOUSE, MANOR STREET, WISTOW, CAMBS PE28 2QB

JOB NO: 24:1326
DATE: November 2024

DRAWINGS:
24:1326/1 – Ground/first floor plans as existing
24:1326/2 – Elevations as existing
24:1326/3 rev A – Ground floor plan and sections as proposed
24:1326/4 rev A – Elevations as proposed
24:1326/10 – Proposed site plan
24:1326 – Location plan

1.0 PLANNING HISTORY

1.01 This Grade II Listed Building 11633866 dated 1666 indicated on panel on base of chimney stack, a cottage with late addition on right hand side of property viewed from Manor Street. Thatched half-hipped roof.

1.02 The property has had various applications as follows:

a. Demolition of workshop out-buildings – 790156POTHER dated 24th September 1979
b. Extension of dwelling – 8300715FUL dated 19th May 1983
c. Replace window – 9100497LBC dated 18th April 1991
d. Erection of our-building – 9600006FUL dated 12th January 1996
e. Extension to garage – 080080FUL dated 10th April 2008
f. Removal of first floor window and replace with black cladding – 1300351LBC dated 20th March 2013

2.0 PLANNING POLICY

2.01 National Planning Policy Framework published February 2019 sets out three items, economic, social and environmental, of the planning system to contribute to the achievement of sustainable development 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).

2.02 Section 11 is concerned with making effective use of land and paragraph 117 urges councils to promote effective use of land in meeting the needs for homes and other uses.

2.03 Paragraph 127 confirms (in part) that planning policies and decisions should ensure that developments ''are visually attractive as a result of good architecture, layout and appropriate and effective landscaping'' and ''are sympathetic to local character and history''.

2.04 Parts (b) and (c) of Policy LP10, the development seeks to replicate the scale and design of the existing Grade II listed building with the use of sensitive external materials, brick, featheredge cladding and slate roof coverings. The highest part of the proposed building is measuring 3.9m from finished floor level similar to that of the existing out-building.

2. 05 Given the scale and siting of the proposal it is not considered that the proposal would give rise to noise, odour, obtrusive light or other impacts that would adversely affect the use and employment of the countryside or surrounding properties.

2.06 The proposal provides the opportunity to contribute positively to improve the areas character, successfully integrating with the adjoining buildings as design implementation Policy LP12

2.07 Policy LP17 is concerned with parking provision and vehicle movement, including cycle parking etc. These proposals will have no adverse effect on this requirement.

2.08 Access and deliveries to the building would be via existing provision. Sufficient space is provided for parking of cars and manouvering of delivery vehicles so they can leave site in forward gear. In this respect the proposals are considered to accord with Local Plan Policy LP17 which deals with vehicle movements within the site.

3.0 PLANNING ANALYSIS

3.01 We have demonstrated in previous paragraphs that the proposal accords with specific policies of an up-to-date development plan and in such circumstances, in accordance with paragraph 11 of the Framework, proposals should be approved ''without delay''.

3.02 For these reasons, on balance, we consider the application is worthy of support and we request that Planning Permission is granted.