HUNTINGDONSHIRE DISTRICT COUNCIL

24/02003/HHFUL

OFFICER REPORT

Case No: **24/02003/HHFUL** **Householder (Full)**

Proposal: **Renovation and partial re-building of the southern and eastern boundary walls, including new pedestrian gated access and re-instatement of gated vehicular access.**

Location: **Holme Cottage Huntingdon Road Wyton**

Applicant: **Mr David Pinnington**

Grid Ref: **528007 272339**

DESCRIPTION OF SITE AND APPLICATION

The application site at Holme Cottage is occupied by a two-storey detached dwellinghouse located within a residential area in Wyton. The site falls within the Houghton and Wyton Conservation Area and the dwelling is a Grade II Listed Building. The site also falls within Flood Zone 3 on the Environment Agency's Flood Map for Planning, and there is a Tree Protection Order (TPO) to the east of the dwelling at the site boundary.

This application seeks permission for the renovation and partial re-building of the southern and eastern boundary walls, including new pedestrian gated access and reinstatement of gated vehicular access.

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)

LP5: Flood Risk
LP11: Design Context
LP12: Design Implementation
LP14: Amenity
LP15: Surface Water
LP17: Parking Provision and Vehicle Movement
LP31: Trees, Woodland, Hedges and Hedgerows
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

Houghton and Wyton Conservation Area Character Assessment (2012)

Houghton and Wyton Neighbourhood Plan (2018)

Huntingdonshire Strategic Flood Risk Assessment (2017)

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

RELEVANT PLANNING HISTORY

Given the historic nature of the property there is an extensive planning history associated with it. The history from 1991 onwards is available to view on HDC's Public Access Site. The most recent, relevant planning history is detailed below:

01/02167/FUL - Extension and alterations to dwelling (Permission)

01/02168/LBC - Extension and alterations to dwelling (Consent)

24/01546/TRCA - T1 Sycamore -Fell - Tree decayed at base after previous stem removal. T2 Silver Birch - Fell - Tree has poor form, adds little value to garden. (Deemed Acceptance for TRCA)

24/01283/TRCA - G1- 2 x Sycamore - Fell - Both trees are decayed at the base. G2- 2 x Hawthorn - Reduce height by 1.2-1.5m and prune to shape. (Consent)

24/02004/LBC - Renovation and partial re-building of the southern and eastern boundary walls, including new pedestrian gated access and re-instatement of gated vehicular access. (Pending Consideration)

25/00132/HHFUL - 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. (Pending Consideration)

25/00133/LBC - 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. (Pending Consideration)

CONSULTATIONS

Houghton and Wyton Parish Council - Recommends approval.

HDC Arboricultural Officer - Support the application subject to compliance with Arboricultural Method Statement and Tree Protection Plan.

Cambridgeshire County Council Highways - No significant adverse effect, recommend condition to control opening of the proposed gate.

HDC Conservation Officer - Support the application subject to conditions.

REPRESENTATIONS

1 The Orchards, Wyton - made comments in support of the application, stating that the work to repair the walls are much-needed and long overdue.

SUMMARY OF ISSUES

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

- Design and Visual Amenity
- Impact on Heritage Assets
- Residential Amenity
- Flood Risk
- Impact on Trees
- Parking Provision and Highway Safety

* Design and Visual Amenity

Holme Cottage is a detached Grade II Listed Building located within the Houghton and Wyton Conservation area. The surrounding area depicts the character of a typical rural village, and there are a number of additional Listed Buildings along Huntingdon Road on which the application site is located. The works which are proposed concern the boundary walls which enclose the dwelling and do not impact the building itself. The proposed works involve renovating and partially reconstructing the southern and eastern boundary walls, including the installation of a new pedestrian gated access and the reinstatement of gated vehicular access. Overall, the scale and height of the southern and eastern boundary walls are to remain largely the same and will be regularised to a consistent height. The south-eastern corner of the boundary wall will be lowered and will help vehicular and pedestrian visibility at the adjacent junction. The addition of the pedestrian gate will also be within a lowered section, which shall provide better visibility to the primary entrance of the dwelling. Having considered this, the proposal will not have any negative impact upon the design or visual appearance of the street scene or wider area, and it is considered that the renovation of the wall will provide visual benefits to the street scene.

Additionally, the materials proposed consist largely of reclaimed brick, and brick from the lowering of the south-eastern corner of the wall. Any remaining shortfall has been sourced in, and will consist of Warboys whites and Cambridge Gault brick, which match the existing materials. The use of reclaimed brick and materials to match existing further integrates the proposal within the application site and is complementary to the surrounding area, thus not causing any negative impact upon the character or appearance of the 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.

*Impact on Heritage Assets

As detailed in the previous sections of this report, the application site lies within the Houghton and Wyton Conservation Area, and the proposed development also lies within the curtilage of the Grade II Listed Building Holme Cottage on the application site.

Section 16(2) of the Planning (LBCA) Act 1990 (as amended) requires special regard to be had to the desirability of preserving the building or its setting or any features of special architectural or historic interest which it possesses.

Section 72 of the Planning (LBCA) Act 1990 (as amended) 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. 205 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. 206 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.

As this is the case, HDC's Conservation team have been consulted and having reviewed the documents supports the application and makes the following comments which are summarised below:

HDC's Conservation Officer outlines that the taking down and reconstruction of the wall is appropriate, with the impact of the work depending on the details of the works. This includes the appearance and composition of the mortar, the repointing technique and the bond with which the bricks will be laid. Additionally, it is noted that confirmation of the design profile of the coping is also required and the details of the brickwork will vary depending upon the exact location of the brickwork. As such, the above requirements set out by HDC's Conservation Officer shall be secured by conditions on the accompanying Listed Building Application (reference 24/02004/LBC) which must be met before the commencement of any works.

To add to the above comments, a site visit undertaken by officers highlighted that large parts of the wall were in disrepair, including the pillars which supported the prior vehicular access gate, which raises safety concerns due to its proximity to the adjacent public footpath. Lowering the south-eastern corner of the boundary wall will also improve visibility at the adjacent junction, whilst visually bringing the wall together and improving the overall aesthetic, as it is disjointed in its current form.

Therefore, given this assessment alongside the supportive comments from the specialists, it is considered that the proposed development is acceptable with regards to its impact on the designated heritage assets, subject to conditions. It therefore accords with Policy LP34 of the Local Plan to 2036, the provisions of the NPPF (2024) and the Planning (LBCA) Act 1990.

*Residential Amenity

Given that the proposal consists of the renovation and partial rebuilding of the existing boundary wall, with the reinstatement of gated vehicular and pedestrian access at the front of the dwelling, having regard to the 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 Huntingdonshire's Local Plan to 2036 in this regard.

*Flood Risk

The application site lies in Flood Zone 3, as thus is liable to flood. It is noted that as the proposal would be considered 'minor development' as per the NPPF (2024), it is therefore not subject to Sequential or Exception Tests. The NPPF however does state that a Site-Specific Flood Risk Assessment should accompany applications for development within Flood Zone 3, and in this case the application does not include any specific flood risk assessments. However, officers have taken into consideration the type and scale of the development and is therefore considered that the scale of development would not result in significant issues in terms of surface water or altering flood risk when taking into account the surrounding area.

Therefore, the development is considered to be acceptable with regard to its approach to flooding and will not (given its scale and use) result in an increased risk of flooding in the locality. It therefore accords with Policies LP5 and LP15 of the Local Plan to 2036.

*Impact on Trees

The application site is boarded by a cluster of trees lining the south-western boundary of the property where the proposed construction of a boundary wall will take place. This cluster of trees positively contributes to the character of the Conservation Area and setting of the dwelling. As such, these are afforded protection by a TPO, and HDC's Arboricultural Team have therefore been consulted. After the submission of an Arboricultural Survey including a Arboricultural Method Statement and Tree Protection Plan, HDC's Arboricultural Officer has no objection to the proposals, providing that the works comply with the submitted documents to ensure that appropriate methods of protecting the health of trees are maintained throughout the works.

Therefore, having regard to the above assessment and advice of specialists, subject to conditions the development is considered to be acceptable with regard to its impact on trees and therefore accords with Policy LP31 of the Local Plan to 2036.

*Impact on Highways

Due to the nature of the application as the renovation and partial rebuilding of a boundary wall with the reinstatement of gated pedestrian and vehicular access in close proximity to the road, Cambridgeshire County Council's Highway Authority was consulted. They have determined that no significant adverse effect upon the highway will result from this proposal, and state that the pedestrian gate is to open inwards. Taking this into account, the development is considered acceptable with regards to the public highway, subject to a condition ensuring that the pedestrian gate opens inwards.

Overall, subject to condition, the development being considered is acceptable with regard to parking provision and will not be detrimental to highway safety in the locality. It therefore accords with Policy LP17 of the Local Plan.

*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 harmful impact upon the designated heritage assets;
* Would not have a significantly detrimental impact upon the amenity of neighbours:
* Would not increase flood risk in the locality;
* Is acceptable with regards to impact on trees;
* Would not have a detrimental impact on vehicle movement and highway safety.

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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