OFFICER REPORT

Case No: 25/01215/HHFUL Householder (Full)

Proposal: Proposed porch extension, replacement of 4no. windows & internal works

Location: The Old Priory 24 High Street Needingworth

Applicant: Mr Lawson Noble

Grid Ref: 534162 272103

DESCRIPTION OF SITE AND APPLICATION

The site comprises of a The Old Priory which is two-storey detached Grade II Listed Building located on the High Street in Needingworth. There are no other constraints relevant to the site.

The application seeks planning permission for a proposed porch extension, replacement of 4no. windows & internal works.

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;
* achieving well-designed places;
* conserving and enhancing the natural environment;
* conserving and enhancing the historic environment.

Planning Practice Guidance and the National Design Guide 2019 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)

LP 11: Design Context
LP 12: Design Implementation
LP 14: Amenity
LP 34: Heritage Assets and their settings

Huntingdonshire Design Guide Supplementary Planning Document (2017):

* Place Making Principles - Part 3.7 Building Form

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

RELEVANT PLANNING HISTORY

7801188FUL – ACCESS – Permission

8001185FUL - GARAGE AND STORE – Permission

91/00904/LBC - Re-roof dwelling – Consent

23/00822/HHFUL - Solar Panels & Battery to existing garage building. - Refused

CONSULTATIONS

Needingworth Parish Council support the application.

REPRESENTATIONS

None received at the time of determination.

SUMMARY OF ISSUES

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

- Design and Visual Amenity
- Residential amenity
- Impact upon Heritage Assets

Design and Visual Amenity

Policy LP 11 of the adopted Local Plan to 2036 states that a proposal will be supported where it is demonstrated that it responds positively to its context and has drawn inspiration from the key characteristics of its surroundings and has regard for the guidance contained within the Design SPD (2017).

The High Street in Needingworth hosts a variety of dwellings of different styles, sizes and designs. The Old Priory is a two-storey timber framed detached Grade II Listed Building. The existing materials are white render with pantiles.

The application seeks permission for a proposed porch extension, replacement of 4 windows and internal works. The proposed porch would be sited to the rear north elevation and would be oak timber framed with plain tiles to match the existing and reclaim brickwork dwarf walls either side. The proposed porch would protrude approx. 1.5 metres from the rear wall and have a width of approx. 2.750 metres with an overall height of approx. 3.850 metres. The proposed porch and materials would be considered modest in scale and design and would not be seen from the street frontage.

The proposal also includes the replacement of 4 existing windows to the southern front elevation. The windows would be replaced with timber flush fitting casements of the same design but with slimline double glazing.

The proposal by virtue of its siting, scale, size and design would not cause any detrimental impact to the character and appearance of the host dwelling or the surrounding area.

Overall, it is considered the proposed development is acceptable with regard to design and visual amenity and therefore accords with Policies LP11 and LP12 of Huntingdonshire's Local Plan to 2036.

Residential Amenity

Policy LP14 states that 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 in terms of light, outlook, privacy and noise.

In terms of neighbouring amenity, the proposed porch would be sited to the rear of the site and due to its nature, would not cause any detrimental harm to neighbouring amenity. The proposed 4 replacement windows would replace the existing and not offer any additional outlook to what is already present on site. The proposals would be considered acceptable and would not cause detrimental harm to any neighbouring site.

Overall, 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.

Impact upon Heritage Assets

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 set 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…'

The application site is The Old Priory, a Grade II Listed Building on the High Stret in Needingworth. The proposed porch to the rear of the building would be sympathetic in design and would not affect the special interest of the Listed Building. The replacement windows to the front of the building would be timber flush fitting casements of the same design as the existing, with slimline double glazing. The appearance of the building would be preserved as it was when it was listed. The proposals are considered to preserve the special interest of the of the Listed Building.

It is therefore considered that the proposal accords with the Planning (Listed Buildings and Conservation Areas) Act 1990, NPPF and Local Plan Policy LP34.

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 significantly detrimental impact upon the amenity of neighbours;
* Would not have a harmful impact on designated heritage assets;

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:
Enquiries about this report to **Robyn Kerrigan**