HUNTINGDONSHIRE DISTRICT COUNCIL

25/00759/HHFUL

OFFICER REPORT

Case No: **25/00759/HHFUL** **Householder (Full)**

Proposal: **Removal of existing storage shed and erection of single storey extension to north-east elevation**

Location: **Rose Cottage School Lane Bythorn**

Applicant: **Mrs Lis Sadlier**

Grid Ref: **505692 275792**

DESCRIPTION OF SITE AND APPLICATION

Rose Cottage is a one storey with attic accommodation dwelling finished in pale render with a thatched roof to the main dwelling and tiled roof to the rear extension. It is a Grade II listed building located within the Bythorn Conservation Area. There are several listed buildings within close proximity to the dwelling.

Officers have scrutinised the plans and have familiarised themselves with the site and surrounding area.

The application is for the removal of an existing storage shed and erection of a single storey extension to north-east elevation.

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 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

LP31: Trees, Woodland, Hedges and Hedgerows
LP34: 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

PLANNING HISTORY

8600166FUL - Extension and alterations to dwelling – permission granted 10.04.1986
86/01886/FUL - Demolish rear buildings and construct 2-storey extension – permission granted 25.02.1987
86/02000/LBC - Part demolition – consent granted 25.02.1987
17/00914/HHFUL & 17/00915/LBC - Replacement of garage roof including rear gable to facilitate first floor, addition of dormer, Conversion of garage into habitable floor space, single storey extension to east elevation. Replacement gates to proposed 'occasional' parking space – consent granted 30.06.2017
17/02213/LBC - Application to remove W4 from proposed utility extension, centralise D2 within north west elevation to utility extension and widen fire place/ chimney stack to south west elevation – consent granted 19.06.2018
17/02431/HHFUL - Application to remove W4 from proposed utility extension, centralise D2 within north west elevation to utility extension and widen fire place/ chimney stack to south west elevation and erection of 3.6 x 3.6 shed – permission granted 19.06.2018
18/02016/HHFUL & 18/02017/LBC - Garage conversion with dormer window, re-thatching, render repairs and general redecoration of exterior – consent granted 22.11.2018
20/02190/LBC - Proposed velux window – consent granted 12.03.2021
20/02578/NMA - Amendment to planning permission 18/02016/HHFUL for the addition of a velux – consent granted 08.06.2021
25/00760/LBC - Removal of existing storage shed and erection of single storey extension to north-east elevation – pending consideration

CONSULTATIONS

Bythorn and Keyston Parish Council recommends approval. It is noted that heritage appropriate materials are to be sued, including reclaimed bricks and tiles. The neighbouring property has recently erected a tall fence along the boundary and there are no eye-level windows on this side of the neighbouring property. It is considered that the proposed development will improve the property for the current residents.

HDC Conservation Team support the application. It is noted that the proposal will have a minimal additional impact upon the special interest of the listed building and on the significance of the Bythorn Conservation Area.

REPRESENTATIONS

No objections received at time of determination.

SUMMARY OF ISSUES

The main issues to consider in the determination of this application are:
- Design and Visual Amenity and Impact on Heritage Assets
- Residential amenity
- Trees, Woodland, Hedges and Hedgerows

*Design and Visual Amenity and Impact on Heritage Assets

Policies LP11 and LP12 of the Huntingdonshire Local Plan to 2036 state that developments should respond positively to their context, draw inspiration from the key characteristics of its surroundings and contribute positively to the area's character and identity.

Policy LP34 states that a proposal within, affecting the setting of, or affecting views into or out of, a conservation area should preserve, and wherever possible enhance, features that contribute positively to the area's character, appearance and setting as set out in character statements or other applicable documents.

The application site is within the Waresley Conservation Area and within the curtilage of a listed building.

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 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…'

Local Plan policy LP34 aligns with the statutory provisions and NPPF advice.

The Council will consider the significance of a designated heritage asset and where there is less than substantial harm, this will be weighed against the public benefits of the proposal. Where there is deemed to be substantial harm, then the proposal would need to achieve substantial public benefits to outweigh that harm.

The proposal is for the removal of an existing storage shed and the erection of a single storey extension to north-east elevation. It will join the existing modern rear projection with a monopitch tiled roof with two roof lights. It will provide a utility area with a further projection providing a garden store and plant room. Double timber doors provide access to the garden store and a single timber door to the plant room. Conditions are imposed against the associated Listed Building application to secure material and rooflight details.

It is noted that the modern extension already in place means that the addition of this proposed extension is likely to result in a minimal impact to the listed building as no new openings are being created in the listed building, with the opening only in the existing utility extension, and therefore the significance of the heritage asset will not be impacted. It is noted that the rear of the property backs onto green open space and vegetation, and that the proposed works would cause a minimal impact to the key views across this space.

Officers have had special regard to the desirability of preserving the listed building or its setting or any features of special architectural or historic interest which it possesses. Officers have given special attention to the desirability of preserving or enhancing the character or appearance of the Conservation Area. It is considered that harm will not be caused to either of these designated heritage assets because the works will have a neutral impact on the significance of the

conservation area and will cause no harm to the significance of the listed building. The proposal will preserve the special interest of the listed building and the character and appearance of the Conservation Area.

The proposal, therefore, accords with policies LP11, LP12 and LP34 of Huntingdonshire's Local Plan to 2036 (2019), the NPPF (2024) and the Planning (LBCA) Act 1990 (as amended) in this regard.

*Residential Amenity

Policy LP14 of the Local Plan to 2036 states 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.

The proposed single storey extension to the north-east elevation will provide a utility area with a further projection providing a garden store and plant room. Double timber doors provide access to the garden store and a single timber door to the plant room. There are no fenestration details at ground floor level on the proposed extension, with high level rooflights providing light to the internal utility area. As such it is considered that there will be no significant detrimental impact upon the residential amenity of neighbouring properties to warrant a refusal of the application. The proposal, therefore, accords with LP14 of Huntingdonshire's Local Plan to 2036 (2019) in this regard.

*Trees, Woodland, Hedges and Hedgerows

Policy LP31 of the Local Plan to 2036 states a proposal will only be supported where it seeks to conserve and enhance any existing tree, woodland, hedge or hedgerow of value that would be affected by the proposed development.

It is noted that there are several trees within the site, with the smallest closest to the development at approximately 3.5 metres. It is noted that the development is within an area of hard standing and will replace an existing structure. The plans include tree protection measures that accord with BS58372012 and includes fencing and signage. Due to the size and amenity value of the trees this is considered acceptable and will be secured by condition.

Therefore, notwithstanding the required condition, the proposals are considered to accord with Policy LP31 of Huntingdonshire's Local Plan to 2036.

*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 designated heritage assets;
* Would not have a significantly detrimental impact upon the amenity of neighbours;
* Would not have a significantly detrimental impact upon trees, woodland, hedges and hedgerows.

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 **Olivia Manton**