HUNTINGDONSHIRE DISTRICT COUNCIL

25/00749/HHFUL

OFFICER REPORT

Case No: **25/00749/HHFUL** **Householder (Full)**

Proposal: **Render outbuilding, internal alterations and replacement of windows and doors.**

Location: **The Mill Mill Road Great Gidding**

Applicant: **Mr Steve Wright**

Grid Ref: **512297 283131**

DESCRIPTION OF SITE AND APPLICATION

The Mill is a detached Grade ll Listed Dwelling located in the countryside to the north-east of Great Gidding.

There is a detached, red brick garage with habitable space in the roofspace within the site (to the north-west of the house) and it is proposed to amend the material finish of this building as well as make some alterations to the fenestration. Some internal works are also intended but these do not require planning permission.

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)

LP2: Strategy for Development
LP11: Design Context

LP12: Design Implementation
LP14: Amenity
LP34: Heritage Assets and their Settings

Huntingdonshire Design Guide Supplementary Planning Document (2017):

* Place Making Principles parts 3.7 Building Form and 3.8 Building Detailing.

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

RELEVANT PLANNING HISTORY

24/00821/HHFUL - Single storey garage extension and changes to material finish (Permission)

CONSULTATIONS

Great Gidding Parish Council were consulted but no representations have been received at the time of determination.

HDC Conservation Team (informal consultation) - No objections.

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 is located to the north-east of Great Gidding village and is a detached residential dwelling with associated curtilage. The house is Grade II Listed. There is a detached, pitched roof garage constructed of red brick, brown pantiles and white UPVC windows to the north-west of the house. This building makes little contribution to the setting of the Listed Building or the rural character of the area. Permission was granted under application reference number 24/00821/HHFUL to make alterations which included changes to the material finish and to extend the building. The submitted Design and Access Statement details that this is no longer a viable option.

The proposed works are now limited to alterations to the material finish (the use of black silicone render) as well as alterations to the fenestration (changing the size of opening, blocking doors and new insertions). The proposed works will have a very limited impact on the surroundings, in fact, the proposed materials will ensure it appears more in keeping with the host dwelling and will be an overall improvement.

Overall, the proposed works by virtue of their design and location would not have an unacceptable impact upon the character and appearance of the area and the development therefore accords with Policies LP11 and LP12 of the Local Plan to 2036 in this regard.

As detailed above, whilst not located within a Conservation Area the main house is Grade II Listed.

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.

In this case a Heritage Statement accompanies the application and HDC's Conservation Team have been informally consulted. Having reviewed the proposals they advise that the works to the garage will not have an impact on the main dwelling as a designated heritage asset.

Therefore, having regard to the earlier assessment (in terms of design and appearance) alongside the favourable comments from Conservation Officers the development is considered to be acceptable with regard to its impact on the designated heritage assets and accords with Policy LP34 of Huntingdonshire's Local Plan to 2036 and the provisions of the NPPF (2024) and the Planning, Listed Buildings and Conservation Areas Act (1990).

*Residential Amenity

The proposed development given its nature, location and separation from adjacent land and property will not result in any negative residential amenity impacts and therefore accords with Policy LP14 of the 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;
*Is acceptable with regard to its impact on 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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