OFFICER REPORT

Case No: 25/01074/FUL Full Planning Application

Proposal: Installation of window to rear elevation

Location: Oakwood Business Park Old Great North Road Sawtry

Applicant: Mr G Thomas

Grid Ref: 517623 283787

DESCRIPTION OF SITE AND APPLICATION

The application site is Unit 18 of Oakwood Business Park located on Old Great North Road to the East of Sawtry.

Planning permission is sought for the installation of window to the rear elevation.

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 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
LP4: Contributing to Infrastructure Delivery
LP5: Flood Risk
LP8: Key Service Centres
LP10: The Countryside
LP11: Design Context

LP12: Design Implementation
LP14: Amenity
LP15: Surface Water
LP18: Established Employment Areas
LP19: Rural Economy

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

Planning (Listed Buildings and Conservation Areas) Act 1990

RELEVANT PLANNING HISTORY

18/01604/FUL - Erection of industrial buildings – Permission

20/02138/FUL - Business park comprising use classes E, B2 and B8 – Permission

23/01807/NMA - Addition of approved plans list to decision notice and alteration to design of units 14 - 18 to provide straightened rear elevation for 20/02138/FUL

24/00024/S73 - Variation of Condition 2 (Approved Plans) to add the submitted and altered elevational and floor plans (Units 14-18) to the list of approved plans and vary Condition 9 (Hard and Soft Landscaping) trigger point of 20/02138/FUL.

CONSULTATIONS

Sawtry Parish Council recommend approval.

REPRESENTATIONS

None received at the time of determination.

SUMMARY OF ISSUES

The main issues to consider in the determination of this application are:
- Principle of development
- Design and Visual Amenity
- Residential amenity

Principle of development

The application relates to Unit 18 of Oakwood Business Park in Sawtry. The site forms part of an established employment area, with the principle of employment use having been previously secured under planning permission ref. 18/01604/FUL.

The current proposal seeks permission for the addition of a window to the existing unit. There is no change of use proposed, and the existing employment use of the unit remains unchanged.

Given the site's location within an established business park and its well-related position to the built-up area of Sawtry, the proposal falls within the scope of Policy LP8 of Huntingdonshire's Local Plan to 2036, which supports development in well-related employment areas.

The proposal is therefore considered to be acceptable in principle, subject to other material considerations.

Design and Visual Amenity

Policies LP11 and LP12 of the Local Plan and the Huntingdonshire Design Guide SPD (2017) set out key principles of good design to support proposals that respond positively to their context, integrate successfully with the surrounding built form and create well designed and sustainable developments that are functional to meet the needs of present and future occupiers.

The application site is Oakwood Business Park which consists of a number of industrial buildings. This application relates to Unit 18 only.

The proposal seeks to install a window to the ground floor of the rear elevation of Unit 18 to enable natural light into part of the building to be used as a store and work area. The proposed window would be a black aluminium openable window in RAL 7016 in a style and type to match the existing windows to the front elevation. The window would have a security shutter placed internally to avoid any risk of unauthorised access. The additional window to the rear would match the existing windows to the front and would not be in view from public vantage points.

As such, the proposal is considered acceptable in design terms and would not result in any adverse harm to the character or visual amenity of the surrounding area. The proposal therefore accords with Policies LP11 and LP12 of the Huntingdonshire Local Plan to 2036.

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.

In terms of neighbour amenity, the site is located in a predominantly industrial area with no neighbouring sites to the rear. The proposed window would face the boundary fence and open countryside to the rear. Therefore, it is not considered that the additional window would cause any significant detrimental harm to neighbouring amenity.

The proposal therefore accords with Policy LP14 of Huntingdonshire Local Plan to 2036 and Section 12 of the NPPF (2024) in this regard.

Conclusion
The proposed development is considered to be compliant with the relevant national and local policy as it:
* Is acceptable in principle;
* Is of an appropriate scale and design;
* 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:
Enquiries about this report to **Robyn Kerrigan**