OFFICER REPORT

Case No: 25/00911/HHFUL Householder (Full)

Proposal: Single storey side extensions and garage conversion

Location: 45 Greenfields Earith Huntingdon

Applicant: Ms Luther

Grid Ref: 538667 275225

DESCRIPTION OF SITE AND APPLICATION

The application site at 45 Greenfields is occupied by a two-storey detached dwellinghouse located in a residential area within Earith. The site falls within Flood Zone 1 of the Environment Agency's Flood Map for Planning and there are no constraints relative to the site.

This application seeks permission for single storey side extensions and garage conversion.

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)

LP11: Design Context
LP12: Design Implementation
LP14: Amenity
LP17: Parking Provision and Vehicle Movement

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

Huntingdonshire Landscape and Townscape Supplementary Planning Document (2022)

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

RELEVANT PLANNING HISTORY

98/00301/FUL - Extensions to dwelling 45 Greenfields Earith (Permission)

CONSULTATIONS

Earith Parish Council - No objections, 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:

- Design and Visual Amenity
- Residential Amenity
- Parking Provision and Vehicle Movement

*Design and Visual Amenity

The application site at 45 Greenfields is occupied by a two-storey detached dwellinghouse located within a residential area in Earith. The application seeks permission for single storey side extensions, alongside a garage conversion.

In terms of form, the proposed extension and garage conversion is minor in scale and remains subservient to the host dwelling. The proposals by virtue of their design make efficient use of the existing built footprint through the conversion of the garage and infilling the covered front entrance. This maintains the existing building line, which in turn minimises the visual impact on the surrounding area. To the rear, the proposals include a 1-metre extension to the existing garage and utility area. This increase has a minimal impact on the overall design and appearance of the dwelling, maintaining its character and visual coherence within the application site. The integration of extension and garage conversion is further supported by the use of a combination of brickwork and horizontal white cladding to match the existing dwelling and wider street scene. As such, it is considered that the proposal is acceptable in terms of design and would not result in harm to the character or appearance of the street scene or wider area.

It must be noted from the submitted floor plans that the proposals result in a large increase in the habitable living space within the dwelling, however given the size of the application site and dwelling, this increase is not considered to have any detrimental impact upon the character of the site or the wider area. Additionally, the floor plans show that the proposals include duplicated rooms offering the same use in different parts of the dwelling, however, with the application assessed on its own merits, this is considered acceptable in this regard.

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.

*Residential Amenity

Given the scale and location of the development proposed on land primarily occupied by existing built form, alongside having regard to the separation between 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.

Given that part of the garage conversion will be occupied by a shower room, alongside a new window being installed for the existing w.c., a condition shall be attached to the permission for the proposed windows serving these rooms to be obscure glazed. This is in order to prevent any overlooking from adjacent properties, thus ensuring a high standard of residential amenity for the occupiers of 45 Greenfields.

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 HDC's Local Plan to 2036 in this regard.

*Parking Provision and Vehicle Movement

As the existing garage does not meet Huntingdonshire's Design Guide (2017) internal garage measurements to allow the safe parking of a car, in this instance the conversion of the garage into habitable is considered acceptable. Additionally, officers have undertaken a site visit, and determine that there is still sufficient space for the parking of multiple vehicles within the application site and off the street with a large area of hardstanding to the front elevation of the dwelling, so the proposed development is considered acceptable in this regard.

Overall, the development is acceptable with regard to parking provision and vehicle movement, 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 significantly detrimental impact upon the amenity of neighbours;
* Would not have a significant impact on parking provision and vehicle movement.

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 **Josh France**