HUNTINGDONSHIRE DISTRICT COUNCIL

25/00364/HHFUL

OFFICER REPORT

Case No: **25/00364/HHFUL** **Householder (Full)**

Proposal: **Demolition of garage and construction of new single storey side extension**

Location: **11 Pinfold Lane Godmanchester Huntingdon**

Applicant: **Molly Hood**

Grid Ref: **524677 270363**

DESCRIPTION OF SITE AND APPLICATION

This application relates to 11 Pinfold Lane, Godmanchester, a two-storey semi-detached dwelling. To the side elevation there is an existing single storey garage with flat roof. The site is situated in flood zone 1. There are no other relevant constraints.

This application seeks planning permission to demolish the existing single storey side extension currently used as a garage and replace it with a single storey flat roofed extension to be used a living room and utility.

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) paragraph 8 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 also sets out the Government's planning policies for (amongst other things):
* making effective use of land
* achieving well-designed, beautiful, and safe places;
* conserving and enhancing the natural 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 Local Plan to 2036 (Adopted 15/05/2019)

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

Godmanchester Neighbourhood Plan 2017 - 2036

Policy GMC13 - Residential Development
Policy GMC14 - New Residential Development

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

Supplementary Planning Documents/ Guidance

Huntingdonshire Design Guide Supplementary Planning Document (2017):

3.1 Place Making Principles
3.7 Building Form

Huntingdonshire Landscape and Townscape SPD (2022)
Huntingdonshire Strategic Flood Risk Assessment (2024)

The National Design Guide (2021)

C1 - Understand and relate well to the site, its local and wider context
C2- Value heritage, local history and culture
I1 - Respond to existing local character and identity
I2 - Well-designed, high quality and attractive
I3 - Create character and identity

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

PLANNING HISTORY

24/02310/CLPD - Single storey flat roof extension to match existing shower room section - Refused - 03.02.2025

1001101FUL - Demolition of existing dwelling and outbuildings, erection of replacement dwelling and two new dwellings and garaging - Permission - 16.12.2010

CONSULTATIONS

Godmanchester Parish Council - No objections. Draw reference to a potential disparity in the existing and proposed block plan drawings which suggest that post extension, the garden of the property looks considerably larger.

Officer comment - The plans have been checked and marry up with the site location plan. The disparity appears to come from the fact that the detached gararge has been removed from the proposed block plan therefore making the garden seem wider.

REPRESENTATIONS

No third party representations were received during the course of the application.

SUMMARY OF ISSUES

The main matters for consideration are:

- Design and Visual Amenity
- Residential Amenity
- Impact on Highway Safety

*Design and Visual Amenity

Policy LP11 of the Local Plan states that a proposal will be supported where it is demonstrated that it responds positively to its context. Policy LP12 states that new development will be expected to be well designed and that a proposal will be supported where it can be demonstrated that it contributes positively to the area's character and identity and successfully integrates with adjoining buildings and landscape. This is also reflected in Policy GMC13 of the Godmanchester Neighbourhood Plan 2017 - 2036, the Huntingdonshire Design Guide SPD and Section 12 of the National Planning Policy Framework (2024).

Officers have considered the development in terms of design and impact on the character and appearance of the immediate area. The proposal is a single storey side extension with flat roof of similar footprint and design to that of the existing garage structure that is being demolished. The materials proposed are matching brick and additional cladding to match the main dwelling of which there are numerous examples within the street.

Officers consider that the proposal is of an appropriate scale, design and materials and have no concerns regarding impact on the character and appearance of the area.

Given the above, and subject to condition, it is considered that the proposal is acceptable and will not impact the character and appearance of the area and therefore accords with Policy LP11 and LP12 of Huntingdonshire's Local Plan to 2036, Policy GMC13 of the Godmanchester Neighbourhood Plan 2017 - 2036 and the NPPF (December 2024) 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.

By virtue of the scale, design and proximity to neighbouring properties, the proposal is not considered to significantly impact neighbour amenity in terms of overlooking, overbearing or overshadowing or other environmental impacts.

The proposed development is not considered to cause a significant impact on the amenities of the neighbouring properties and therefore accords with Policy LP14 of Huntingdonshire's Local Plan to 2036 and Section 12 of the National Planning Policy Framework (2024) in this regard.

* Impact on Highway Safety

Policy LP17 of the Local Plan to 2036 seeks to ensure that new development incorporates appropriate space for vehicle movements, facilitates access for emergency vehicles and service vehicles and incorporates adequate parking for vehicles and cycles.

Officers note that the proposed extension, in replacement of the existing garage, will result in the loss of a parking space. Officers also note that the site benefits from 2 off road parking spaces in addition to any parking lost to the garage. It is considered that 2 off road parking spaces is sufficient for the proposed use of the dwelling as a family home.

Therefore, the proposal is considered unlikely to cause any adverse impacts on highway safety and are therefore considered to meet the aims and objectives of Paragraph 115 of NPPF (2024) and Policy LP17 of Huntingdonshire's Local Plan 2036.

CONCLUSION

The proposed development is considered to be compliant with the relevant national and local policy. In that it:

* is of an appropriate design;
* would not have a harmful impact upon the character and appearance of the area;
* would not have a significantly detrimental impact on highway safety; and
* would not have a harmful impact on the residential amenity of neighbouring properties.

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.

If you would like a translation of this document, a large text version or an audio version, please contact us on 01480 388424 and we will try to accommodate your needs.

CONTACT OFFICER:
Enquiries about this report to **Jennifer Wallis**