OFFICER REPORT

Case No: 25/00308/HHFUL Householder (Full)

Proposal: Replace existing flat roof to garage with pitched roof

Location: 10 Romney Court Eaton Ford St Neots

Applicant: Mr Tony Leach

Grid Ref: 517404 260459

DESCRIPTION OF SITE AND APPLICATION

No. 10 Romney Court is a two-storey detached dwellinghouse located in a residential area of St Neots. The property includes a detached garage that runs along the southern boundary of the site with an area of hardstanding to the front.

This application seeks permission to replace the existing flat roof of the detached garage with a pitched roof. The overall height would increase from 2.6m to 3.35m.

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

NATIONAL GUIDANCE

The National Planning Policy Framework (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

St Neots Neighbourhood Plan 2014-2029 (Adopted 24th February 2016)

Policy A2 - Design

Supplementary Planning Documents (SPD) and 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

RELEVANT PLANNING HISTORY

There is no relevant planning history.

CONSULTATIONS

St Neots Town Council - Support the application noting it will have no negative impact on wider landscape character of the area and would improve the property.

REPRESENTATIONS

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

SUMMARY OF ISSUES

The main issues to consider in the determination of this application are:

- Design and Visual Amenity
- Residential Amenity

* 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 the Huntingdonshire Design Guide SPD and Section 12 of the National Planning Policy Framework (2024).

This application seeks permission to replace the existing flat roof of the detached garage with a pitched roof. The overall height would increase from 2.6m to 3.35m.

The proposed alteration to the existing garage is considered to be minor with the proposed pitched roof to match the main dwellinghouse and other garages in the streetscene of Romney Court and the surrounding area. The proposed pitched roof would have a shallow pitch and a minor increase in overall height. Furthermore, the proposed pitched roof would be constructed using matching materials to the main dwellinghouse. As such, the proposed alteration could be regarded as an improvement to the existing flat roof. It is not considered to be visually prominent and would not result in harm to the character and appearance of the existing property, the streetscene or surrounding area.

Accordingly, the proposal is deemed to be in accordance with Policies LP11 and LP12 of Huntingdonshire's Local Plan to 2036 and Section 12 of the National Planning Policy Framework (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.

Given the small scale of the proposal and the shallow roof pitch sloping away from the shared boundary with No. 12 Romney Court, the proposed alteration to the roof of the existing garage is not considered to result in any detrimental impacts on any neighbouring properties amenities.

As such, the proposal is deemed to be in accordance with Policy LP14 of Huntingdonshire's Local Plan to 2036 and Section 12 of the National Planning Policy Framework (2024) 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;
* 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.

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**