HUNTINGDONSHIRE DISTRICT COUNCIL

25/00719/HHFUL

OFFICER REPORT

Case No: **25/00719/HHFUL** **Householder (Full)**

Proposal: **Garage conversion and replacement flat roof with pitch roof**

Location: **2 Parsons Drive Ellington Huntingdon**

Applicant: **Mr Darren Cumming**

Grid Ref: **515938 271580**

DESCRIPTION OF SITE AND APPLICATION

The site comprises of a single-storey detached dwelling located in a well-established residential area in Ellington. There is an area of protected trees to the rear covered by TPO 002/76. There are no other constraints relevant to the site.

The application seeks planning permission for a garage conversion and replacement flat roof with pitch roof.

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 2019 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)

LP 11: Design Context
LP 12: Design Implementation
LP 14: Amenity
LP 31: Trees, Woodland, Hedges and Hedgerows

Huntingdonshire Design Guide Supplementary Planning Document (2017):
* Place Making Principles - Part 3.7 Building Form

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

RELEVANT PLANNING HISTORY

8000005TREE - Felling to several Beech trees – Consent

8300028TREE - Fell three Beech trees – Consent

8500035TREE - Fell twelve Beech trees - Consent

8701705FUL – Extension to dwelling – Permission

0403244FUL - Erection of conservatory - Permission

0502088CLUPD - Erection of garage - Consent

16/02429/TREE - TG1: 8 X Beech trees located in rear garden of property: fell all 8 trees to ground level. The trees are contributing to subsidence within the property. Details of which can be found in the attached survey. - Consent

CONSULTATIONS

Ellington Parish Council unanimously agreed to 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
- Trees

Design and Visual Amenity

Policy LP 11 of the adopted Local Plan to 2036 states that a proposal will be supported where it is demonstrated that it responds positively to its context and has drawn inspiration from the key characteristics of its surroundings and has regard for the guidance contained within the Design SPD (2017).

The application site is occupied by a single storey detached dwellinghouse of brick and tile construction with UPVC windows and doors. No2 is sited on a large corner plot. The dwelling is set back from the road with a grassed front garden and a hardstanding driveway leading to a detached triple garage.

The application seeks permission for a garage conversion and replacement flat roof with a pitched roof. The proposed conversion would create a home office with a workshop/hobby/storage room. The front elevation would have two garage doors to serve the workshop area and a window serving home office 2 with a window to the rear elevation serving home office 1 and a side door to

the home office area and a side door to the workshop space. The proposal also includes replacing the existing flat roof with a pitched roof with a gable end which would increase the overall height of the roof by approx. 1.6 metres. The proposed materials would be cement fibre cladding in a neutral/pale colour to infill the garage door, concrete tiles to best match the existing host dwelling with UPVC windows and doors to match the existing host dwelling.

The garage is visible within the public realm and contributes to the character and appearance of the street. However, the proposed pitched roof would replace the existing flat roof with a design that reflects the style and materials of the host dwelling, contributing positively to the overall appearance.

The proposal by virtue of its siting, scale, size and design would not cause any detrimental impact to the character and appearance of the host dwelling or the surrounding area.

Overall, it is considered the proposed development is acceptable with regard to design and visual amenity and therefore accords with Policies LP11 and LP12 of Huntingdonshire's Local Plan to 2036.

Residential Amenity

Policy LP14 states that 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 light, outlook, privacy and noise.

In terms of neighbouring amenity, the proposal includes the conversion of an existing triple garage and the replacement of the flat roof to a pitched roof with a gable end. There are no neighbouring sites to the west and the garage is set back from the front of the street. Given the nature and siting of the proposal, it is not considered that there would be significant detrimental harm to neighbouring amenity.

Overall, 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 Huntingdonshire's Local Plan to 2036 in this regard.

Trees

Policy LP31 of the Local Plan to 2036 states a proposal will only be supported where it seeks to conserve and enhance any existing tree, woodland, hedge or hedgerow of value that would be affected by the proposed development.

It is noted that there are TPO trees to the rear, outside of the application site covered under TPO 002/76. Given the nature of the works, the trees would not be affected by the proposed garage conversion and replacement roof. However, care should be taken not to store any construction materials in close proximity to the trees.

Therefore, the proposals are considered to accord with Policy LP31 of Huntingdonshire's Local Plan to 2036.

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 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**