HUNTINGDONSHIRE DISTRICT COUNCIL

25/00568/HHFUL

OFFICER REPORT

Case No: **25/00568/HHFUL** **Householder (Full)**

Proposal: **Erection of wooden gazebo to rear garden (part retrospective)**

Location: **3 Buttermere Huntingdon PE29 6UB**

Applicant: **Mrs Lorraine Day**

Grid Ref: **522807 273014**

DESCRIPTION OF SITE AND APPLICATION

The dwelling is a semi-detached two storey brick house, located in a residential area of Huntingdon. Officers have scrutinised the plans and have familiarised themselves with the site and surrounding area.

The site is situated in flood zone 2, with the rear of the site in Flood Zone 3 and there are no designated heritage assets in the vicinity.

The application is for the erection of a wooden gazebo to rear garden (part retrospective). During the site visit, it was noted that the construction of the gazebo has commenced but not yet fully completed.

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 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)
LP5: Flood Risk
LP11: Design Context
LP12: Design Implementation
LP14: Amenity

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

Huntingdon Neighbourhood Plan 2018-2026
* Policy NE3 – Setting of Huntingdon
* Policy BE1 – Design and Landscaping
* Policy BE2 - Local Distinctiveness and Aesthetics

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

PLANNING HISTORY

None

CONSULTATIONS

Huntingdon Town Council has no comment to make on the application.

REPRESENTATIONS

No objections received at time of determination.

SUMMARY OF ISSUES

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

*Design and Visual Amenity

Policies LP11 and LP12 of the Huntingdonshire Local Plan to 2036 state that developments should respond positively to their context, draw inspiration from the key characteristics of its surroundings and contribute positively to the area's character and identity.

The proposal is a part retrospective application for a wooden gazebo. It is an open structure with a solid roof and wooden panel to the rear of the structure, adjoining an existing summer house. It is constructed of timber painted pale beige with a pitched roof. It is located within the rear garden of the dwelling and is therefore of limited visibility from the public realm. It is noted that there is an area of open space to the rear of the property, however views of the gazebo will be shielded by the existing summer house.

Therefore, it is considered that the scale, bulk and design of the development complement the host building and would not harm the general character of the area. The proposal, therefore, accords with LP11 and LP12 of Huntingdonshire's Local Plan to 2036 (2019) 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.

The gazebo is positioned close to the side western boundary; being set in by 30 centimetres at the widest point reducing to 20 centimetres at the narrowest point. It is 2.8 metres in height to the ridge and 3.6 metres long. As such is visible to the neighbouring garden to the west (no.1), being approximately 1 metre higher than the boundary close boarded fence. It is noted that the pitched

roof slopes away from the boundary, helping to mitigate the impact of the structure on the neighbouring garden to the west. At 2.8 metres in height, it is 30 centimetres above a structure that would be permitted under Permitted Development Rights, where planning permission would not be required. It is noted that there have been no submitted objections from neighbouring properties. Therefore, it is considered that the additional harm through this additional height is not significant enough to warrant refusal of the application on residential amenity grounds.

Therefore, overall, the development is considered acceptable in terms of overshadowing, overlooking, loss of privacy, loss of light and would not have a significant impact upon residential amenity. The proposal, therefore, accords with LP14 of Huntingdonshire's Local Plan to 2036 (2019) in this regard.

*Flood Risk

National guidance and Policy LP5 of the Local Plan to 2036 seek to steer new developments to areas at lowest risk of flooding and advises this should be done through application of the Sequential Test, and if appropriate the Exceptions Test (as set out in paragraphs 172-184 of the NPPF (2024)).

The land that the application site forms part of is liable to flood. The proposed development is considered 'minor development' and therefore is not subject to the Sequential or Exception Tests as detailed in the NPPF. The application should however still meet the requirements for site specific flood risk assessments. The application includes the Environment Agency's flood risk assessment matrix, the measures proposed in the matrix are considered appropriate and reasonable for the scale of development proposed and can be secured by condition. As such, the development is considered compliant with LP5 of Huntingdonshire's Local Plan to 2036 and the NPPF 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;
* Would not adversely affect flood risk in the locality.

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 **Olivia Manton**