OFFICER REPORT

Case No: 24/02025/HHFUL Householder (Full)

Proposal: Erection of garden room building

Location: Long Furlong House 40 Vicarage Road Waresley

Applicant: Mr & Mrs C Mear

Grid Ref: 525323 254257

DESCRIPTION OF SITE AND APPLICATION

The property is a detached two storey farmhouse, with timber and white render to the first floor. It is located at the edge of Waresley Village, in a rural location. The property is set back from the access road and is surrounded by agricultural land and agricultural buildings. It is noted that a Public Right of Way runs to the north of the property and within the agricultural holding but does not impact the residential application site. The Public Right of Way Officer has provided comments on the application.

The site is situated in flood zone 1 and there are no designated heritage assets in the vicinity.

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

The application is for the erection of a garden room building.

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 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
LP30: Biodiversity and Geodiversity

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

PLANNING HISTORY

85/01198/OUT – Dwelling – permission granted 01.04.1986
8702156OUT – Erection of agricultural dwelling - permission granted 01.07.1988
8802088REM – Erect one dwelling – details approved 14.11.1988
0302207OUT - Erection of two agricultural dwellings for farm workers – permission granted 16.12.2003
0401552S73 - Variation of condition 5 of 03/02207 to increase floor area of dwellings from 150-180sq metres to 240sq metres per dwelling and an additional 70sq metres per dwelling for business purposes – refused 02.07.2004
0402356S73 - Variation of condition 5 of planning permision 0302207OUT to allow for the construction of dwellings not exceeding a gross internal floor area of 200 square metres – permission granted 07.09.2004
0402747S73 - Variation of condition 3 of planning permission 8702156 "The occupation of the dwelling shall be limited to a person solely or mainly working, or last working, in the locality in agriculture or in forestry, or a person solely or mainly or last engaged in the equestrian business, or a widow or widower of such a person, and to any resident dependants" – permission granted 20.10.2004
0600871REM - Approval of siting, design, external appearance and means of access for the erection of two farm managers' dwellings and garages – Details approved 16.05.2006
0704220OUT - Erection of two dwellings to include garages and access – Refused 13.02.2008

CONSULTATIONS

Waresley Parish Council recommended approval. It is noted that one councillor had a concern that it might overlook a neighbour, but they checked with the neighbour, and they had no objections. The councillors found no reason to object.

Public Right of Way Officer – No objection to the proposal but it is confirmed that the bridleway must remain open and unobstructed at all times.

REPRESENTATIONS

No objections received at time of determination.

SUMMARY OF ISSUES

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

*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 for the erection of a timber framed garden room building within the western corner of the rear garden, providing an office, gym and summer garden room with a bbq facility with chimney. The building is proposed to be part timber clad with a plinth brick wall to the North gable elevation, the East wall will mostly be glass, with three sets of Bi-Fold doors. Oak timber posts will support the oak trusses, and a pitched, natural slate covered roof.

The building is located within the rear garden and therefore will be of limited visibility from the public realm. It is noted that there are a variety of building types of differing materials within the local area.

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 garden room is approximately 2.33 metres to the eaves, rising to 4.85 metres in height to the ridge. It is noted that under Permitted Development Rights, an outbuilding is permitted that is 2.5 metres in height that is located within two metres of the boundary of the curtilage of the dwelling house and therefore this structure falls outside of those rights. Whilst the building is tall it is noted that the neighbouring structures to the west of the property are agricultural buildings, separating the plot from residential dwellings further west. Therefore due to the location of the application site, it is considered that there will be no significant detrimental impact upon the residential amenity of neighbouring properties such to warrant a refusal of the application.

Therefore, 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.

*Biodiversity and Geodiversity

Policy LP30 of the Local Plan to 2036 states that a proposal will be required to demonstrate that all potential adverse impacts on biodiversity and geodiversity have been investigated. A proposal will ensure no net loss in biodiversity and provide a net gain where possible, through the planned retention, enhancement and creation of habitats and wildlife features, appropriate to the scale, type and location of development.

A Preliminary Ecological Appraisal (PEA) was submitted in support of the application. The site was found to be of largely mown lawn with no further surveys required for protected species. Mitigation and Enhancement measures recommended in the report will be secured by condition.

Therefore, notwithstanding the required condition, the proposals are considered to accord with Policy LP30 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 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 significantly detrimental impact upon biodiversity and geodiversity.

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:
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