OFFICER REPORT

Case No: 25/00354/HHFUL Householder (Full)

Proposal: Erection of a single storey front extension , infill of passageway and Garage conversion

Location: Apple Tree Barn Model Farm Conington Road

Applicant: Mr Garmory

Grid Ref: 531727 268030

DESCRIPTION OF SITE AND APPLICATION

The site comprises of a two-storey detached dwellinghouse located at Model Farm, Conington Road in Fenstanton. There are no constraints relevant to the site.

The application seeks planning permission for the erection of a single storey front extension, infill of passageway and garage conversion.

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

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

None relevant.

CONSULTATIONS

Fenstanton Parish Council 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

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).

Conington Road hosts a number of two-storey detached new build dwellings. Apple Tree Barn is sited at the end of Conington Road and is of brick construction with cladding to the first floor. There is a garage with a covered passageway to the north of the site. To the front and side of the site, there is a hardstanding driveway which could park up to 4 vehicles.

The application seeks permission for a single storey front extension, infill of passageway and garage conversion. The existing garage would be converted into living space and the passageway would be infilled with the addition of an extension to create a hallway and access into the host dwelling. The proposed materials would be mixed cream external facing brickwork and black stained timber weatherboard, anthracite rubberbond flat roof with black aluminium double glazed windows and doors to match the existing host dwelling. The proposed materials would match the existing and therefore would be in keeping with the character and appearance of the host dwelling and the surrounding area.

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 proposals would be sited to the north-east of the site where there are no neighbouring sites abutting the boundary. Neighbouring site to the south would not be impacted by the proposals extension given the siting and scale of the proposals.

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.

Parking

It is noted that the proposal would convert the existing garage into habitable space. However, there would remain ample off road parking for at least three vehicles.

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**