HUNTINGDONSHIRE DISTRICT COUNCIL

24/02414/HHFUL

OFFICER REPORT

Case No: **24/02414/HHFUL** **Householder (Full)**

Proposal: **Proposed annex**

Location: **30 Ansley Way St Ives PE27 6SN**

Applicant: **Mr & Mrs Sakthivel**

Grid Ref: **530208 272414**

DESCRIPTION OF SITE AND APPLICATION

The site comprises of a two-storey detached dwellinghouse located in a well-established residential area in St Ives. There are no constraints relevant to the site.

The application seeks planning permission for a proposed annex.

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 17: Parking Provision and Vehicle Movement

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.

CONSULTATIONS

St Ives Town Council recommends support but ask that conditions be put on that this annex is not to be used as a holiday let or private rented accommodation.

REPRESENTATIONS

One objection has been received:
- Objecting based on the impact it will have on the area due to the layout and density of buildings
- It's potential use as a separate rented dwelling – the house already has a converted double garage (advertised in 2022 as being a home studio/office and shower room) that is currently rented as a separate dwelling to a third party through a letting agency.
- The plans show that the proposed annex will have a kitchenette, shower and toilet. This provides the potential for use as a second rentable one-bedroom flat rather than a gym, office and occasional guest room as described.
- The existing converted garage could serve as the gym, office and occasional bedroom as outlined in the planning proposal without building the proposed additional annex, however, the owners are choosing to rent it out commercially.
- The proposal makes it possible for two single dwellings to be rented out.
- Layout and density of the buildings has the potential to have the following adverse impacts:

Existing drains: the volume of use from the proposed annex, in addition to the already existing privately rented converted garage may lead to further sewage issues.
Flooding: the environment agency states the address is at medium risk of surface water flooding. The loss of porous ground resulting from the building decreases the ability of the area to drain surface water and places further strain on the drains.
Parking: the property is in a cul-de-sac. Roadside parking can create access problems. Currently, the parking for 30 Ansley Way does not allow for more than two cars to park on the property without limiting access to other private driveways including that which runs in front of 30 Ansley Way which is wholly owned by another property. The proposal has the potential to lead to a five bedroom house and two single bedroom annexes being served by two parking spaces.
We also note the biodiversity report is incorrect, there is a pond within 250m.

SUMMARY OF ISSUES

The main issues to consider in the determination of this application are:
- Design and Visual Amenity
- Residential amenity
- Parking Provision and Highway Safety
- Other matters

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).

Ansley Way hosts a number of detached dwellings of varying scales and designs. The application site, No30, is a two-storey detached dwellinghouse with a with a detached converted garage to the east with two off road car parking spaces. The dwelling is of brick and tile construction with render and white UPVC windows.

The application seeks permission for the erection of an annex in the rear garden to create a office/occasional guest room and a gym with a small kitchenette and shower room. The annex would measure approx. 7.8 metres in width and 5.050 metres in depth, with a flat roof and an overall height of approx. 3 metres. The annex would have windows and doors to the eastern side elevation which would face the private garden area of the site. The proposed materials would be brickwork, EDPM/Fibreglass flat roof, UPVC windows and doors all to match the existing host dwelling. The proposed annex by virtue of its siting, scale, size, design and materials would be in keeping with the character and appearance of the host dwelling and 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 proposed annex would be sited to the rear north west of the site and would back onto an existing outbuilding at No28. The proposed annex would be sited a good distance away from any neighbouring site and would not offer views to windows serving habitable rooms or private amenity space.

Therefore, given the siting and scale of the proposed annex, there would be no detrimental impact to neighbouring amenity and the proposal accords with Policy LP14 of Huntingdonshire's Local Plan to 2036 in this regard.

Parking Provision and Highway Safety

With regards to parking, the site looks to have off-road parking for at least two vehicles. There is also unrestricted on-street parking within the vicinity of the site and the site is in a sustainable location. HDC do not have adopted parking standards, however it is considered that the current parking arrangements are acceptable for the existing dwelling and the proposed outbuilding comprising gym, office and guest room.

It is not considered that the proposed development would be detrimental in terms of parking provision nor would it result in highway safety concerns and therefore accords with Policy LP17 of the Local Plan to 2036.

Other matters

Comments made by the neighbouring property are acknowledged and are responded to below.

Concerns in relation to the garage conversion being used independently of the main dwelling are noted. If the building is being used as a separate dwelling then this is a matter for planning enforcement, however this is not a material planning consideration for determining this planning applications.

It is considered necessary to attach a condition to this planning permission to ensure that the proposed annex would be used ancillary to the main host dwelling and at no time should it be

independently occupied or let or disposed of, or used to accommodate bed-and-breakfast guests or other short-term visitors paying rent or fees.

It is noted that the site is in Flood Zone 1 and therefore is at low risk of fluvial flooding. Given this is a householder development, surface water drainage arrangements would be a matter for Building Control. A flood risk assessment is not required in accordance with the footnote 63 of the National Planning Policy Framework (NPPF 2024), nor is a sequential or exception test required as set out in paragraph 176 of the NPPF 2024.

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;
* Is acceptable with regard to parking provision and would not be detrimental to highway safety;

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 **Robyn Kerrigan**