HUNTINGDONSHIRE DISTRICT COUNCIL

24/01940/HHFUL

OFFICER REPORT

Case No: **24/01940/HHFUL** **Householder (Full)**

Proposal: **Proposed garage conversion with new pitched roof to replace flat roof and side window for utility room**

Location: **11 Queens Road Somersham Huntingdon**

Applicant: **Mr Giffen**

Grid Ref: **536184 278507**

DESCRIPTION OF SITE AND APPLICATION

The application site at 11 Queens Road is occupied by a two-storey detached dwellinghouse located within a residential area in Somersham. There are no constraints relative to the site.

This application seeks permission for a proposed garage conversion with new pitched roof to replace flat roof and a side window for the utility room.

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;
* building a strong, competitive economy;
* achieving well-designed, beautiful and 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)

LP11: Design Context
LP12: Design Implementation
LP14: Amenity

Neighbourhood Plan and relevant policies where applicable

Huntingdonshire Design Guide Supplementary Planning Document (2017):

* Place Making Principles parts 3.7 Building Form and 3.8 Building Detailing

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

RELEVANT PLANNING HISTORY

None relevant.

CONSULTATIONS

Somersham Parish Council - Support the application

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

The application seeks permission for a proposed garage conversion with a new pitched roof to replace the existing flat roof and the installation of a side window for a utility room. The proposed conversion utilises the space currently occupied by the existing garage, so has the same length and width external measurements. The proposal alters the roof from a flat roof to a pitched roof design, with a maximum ridge height of approximately 4.3 metres with eaves at approximately 2.3 metres. The proposed conversion is to be integrated into the existing building by the proposed maximum ridge height being set down lower than that of the main dwelling, which maintains the hierarchy of the built form and respects the appearance of the street scene. This is further supported by the use of materials which match that of the existing garage and dwelling, respecting the character and appearance of the existing dwelling and having a neutral impact on the wider area.

When considering the street scene and the built form of existing dwellings on the street, there is an established character of substantial 'front projections' to properties, whereby a garage has been converted into a habitable living space, some of which also include pitched roof designs. This therefore is not an unfamiliar feature and would not be considered to have a negative impact on the character and appearance of the street scene.

The installation of a new side window for a utility room on the south side elevation would be integrated into the existing dwelling by the proposed use of white double glazed UPVC windows to match the existing, so would not impact design or visual amenity. Due to the proposed location on a side elevation in which there is already an existing window and faces away from the street, there will also not be any detrimental impact on the character or appearance of the area, so therefore would be acceptable in this regard.

Overall, taking the above factors into consideration the proposed development is considered to be acceptable with regard to design and visual amenity and would not have a significantly detrimental

impact upon the character or appearance of the area. It therefore accords with Policies LP11 and LP12 of Huntingdonshire's Local Plan to 2036 in this regard.

*Residential Amenity

Given the scale and location of the garage conversion at the front of the dwelling and having regard to the proximity and separation to the adjacent dwellings, it is not considered that there would be any unacceptable material impacts in terms of overbearing or loss of light, nor would there be any issues regarding loss of privacy or overlooking.

With the location of the proposed window on the side elevation of the dwelling to the south, it is also considered that there would not be any additional unacceptable material impacts in terms of loss of privacy or overbearing in this regard. This is due to the close proximity of the proposed window to an existing window on the same elevation.

Overall, taking these factors into account 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.

*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.

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 **Josh France**