OFFICER REPORT

Case No: 24/01787/HHFUL Householder (Full)

Proposal: Construction of New Garden Workshop Following Demolition of Garden Shed

Location: 148 Greenfields Earith Huntingdon

Applicant: Mr & Mrs Christopher Watson

Grid Ref: 538504 275268

DESCRIPTION OF SITE AND APPLICATION

This application relates to 148 Greenfields, Earith, Huntingdon, PE28 3QR a two-storey detached dwelling located in the residential area of Earith village. The site is situated in flood zone 1 and not within a Conservation Area.

The proposal seeks to replace the existing shed with a workshop to the west of the property within the garden area surrounded by 1.8m fencing. This will sit upon the site of the existing shed, albeit larger in scale.

The materials proposed are western red cedar horizontal weatherboarding for the walls and corrugated insulated metal for the roof.

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) paragraph 8 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 also sets out the Government's planning policies for (amongst other things):
* making effective use of land
* achieving well-designed, beautiful, and safe places;
* conserving and enhancing the natural 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)
LP 11 Design Context
LP 12 Design Implementation
LP 14 Amenity
LP 17 Parking Provision and Vehicle Movement

Supplementary Planning Guidance/Documents:

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

Huntingdonshire Landscape and Townscape Supplementary Planning Document 2022

PLANNING HISTORY

7600857FUL for REVISED LAYOUT AND HOUSE TYPES
PT OS 146A MEADOW DR EARITH,
GRANTED dated 25.10.1976

16/02707/HHFUL for Demolish existing conservatory and construct single storey rear extension, and second storey side extension.,
GRANTED dated 22.02.2017

CONSULTATIONS
Earith Parish Council have no objections to this development and they would recommend acceptance of this application.

REPRESENTATIONS
None received at the time of determination.

ASSESSMENT

The key issues to be considered are as follows: -
-Design and Visual Amenity
-Residential amenity
-Highway Safety

Design and Visual Amenity

The relevant policies within Huntingdonshire's local plan to 2036, relating to Design and Visual Amenity are LP 11 Design Context and LP 12 Design Implementation.

The proposal seeks to replace the existing shed with a workshop to the west of the property within the garden area surrounded by 1.8m fencing. This will sit upon the site of the existing shed, albeit larger in scale.

The workshop is set back from the principal elevation of the property and is well screened by the boundary treatment. It is not considered prominent in the views within the area. The proposal is to be constructed in typical materials for a shed or outbuilding for a domestic property. It is low in height at 3.5m and does not overdevelop the garden area.

Therefore, the proposal, is considered to be acceptable with regard to design and visual amenity, and accords with Policies LP11 and LP12 of Huntingdonshire's Local Plan to 2036.

Impact on residential amenity

Regarding residential amenity, the relevant policy within the local plan to 2036: LP 14 Amenity, applies.

No objections have been received from neighbouring occupiers regarding overlooking, overbearing, or overshadowing or that the development would create unacceptable impacts such as noise, vibration, odour, emissions, and dust.

The siting and scale of the proposed development does not raise significant concerns regarding overlooking, overshadowing or overbearingness, or other environmental impacts on the neighbouring properties.

The application is described as a workshop and applied for on a householder application form. A domestic household can have a workshop for ancillary and incidental purposes but this is just to note that if it is used for business purposes when construction is complete, this will not implement the current permission and will therefore not comply with the permission and would require a new application.

Given the location, size, and design of the development, it is considered that the proposal is unlikely to give rise to any significant amenity impacts in terms of overlooking, overbearing, or overshadowing or other environmental impacts. The proposal is therefore compliant with Local Plan Policy LP14 of Huntingdonshire's Local Plan to 2036 in this regard.

Highway Safety

With regard to highway safety, the relevant policies within the local plan to 2036: LP 17 parking provision and vehicle movement.

The proposal is not described as a garage. However, there is access to the driveway and a garage door. The proposal would not remove parking spaces and therefore there is no concern with the proposal in regard to highway safety.

As such, the proposal is considered to be acceptable in terms of its impact on highway safety and is therefore in accordance with Policy LP17 of the Huntingdonshire Local Plan to 2036, the Huntingdonshire Design Guide SPD and Section 9 of the National Planning Policy Framework 2023.

CONCLUSION

Taking the above matters into consideration the proposed development is considered to be compliant with relevant national and local planning policies, in that it

- Is of an appropriate scale and design;
- would not have a harmful impact upon the character and appearance of the area and;
- would not have a significantly detrimental impact upon the amenity of the neighbours;
- would not have a harmful impact upon 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 **Hannah Hodges**