HUNTINGDONSHIRE DISTRICT COUNCIL

25/00151/HHFUL

OFFICER REPORT

Case No: **25/00151/HHFUL** **Householder (Full)**

Proposal: **Proposed garage conversion to annex, with new covered link. Erection of new detached garage.**

Location: **21 Church Road Catworth Huntingdon**

Applicant: **Mr & Mrs Brazel**

Grid Ref: **508814 273265**

DESCRIPTION OF SITE AND APPLICATION

This application relates to 21 Church Road, a single storey detached dwelling and separate garage building located within the Catworth Conservation Area.

The proposal seeks planning permission to convert the existing garage to an annex, create a covered link between the main dwelling and the newly converted annex, erect a single storey garage and engineering works to reduce the floor level at the new garage site.

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 Residential Amenity
LP 17 Parking Provision and Vehicle Movement
LP 34 Heritage Assets and their settings

Supplementary Planning Documents
Landscape And Townscape Supplementary Planning Document 2022
Cambridgeshire Flood and Water Supplementary Planning Document 2017
Huntingdonshire Design Guide Supplementary Planning Document 2017

PLANNING HISTORY

16/02149/NMA - Amendment to application 16/00316/HHFUL to allow for minor external alterations and to confirm some material colours that weren't shown on the original application. Amendments to include, change of front door design, change of material colours and removal of log burner and flue. - Consent
16/00316/HHFUL - Proposed extensions and alterations to existing dwelling, including removal of rear extension, erection of detached double garage and removal of 2 trees in conservation area. - Permission
96/00597/FUL - Erection of stables - Permission

CONSULTATIONS

Catworth Parish Council recommend approval but comment consideration to the neighbours at No 17 Church Road during construction should be made.

HDC Conservation recommend approval.

CCC Highways raise no objections.

REPRESENTATIONS

No representations have been received at the time of determination.

SUMMARY OF ISSUES

The key issues to be considered are as follows: -
Design and Visual Amenity and Character and Appearance of the Conservation Area
Residential Amenity
Parking and Vehicle Movement

<u>Design and Visual Amenity and Impact on the Character and Appearance of the Conservation Area</u>
Concerning design and visual amenities, the relevant policies within the local plan to 2036 (LP 11 Design Context and LP 12 Design Implementation), and Huntingdonshire Landscape and Townscape Supplementary Planning Document 2022 apply.

The proposal falls within the Catworth Conservation Area.

Section 72 of the Planning (LBCA) Act 1990 states that special attention shall be paid to the desirability of preserving or enhancing the character or appearance of a Conservation Area.

Section 66 of the Planning (LBCA) Act 1990 states that in considering whether to grant planning permission for development which affects a listed building or its setting, the local planning authority shall have special regard to the desirability of preserving the building or its setting or any features of special architectural or historic interest which it possesses.

Para. 212 of the NPPF set out that 'When considering the impact of a proposed development on the significance of a designated heritage asset, great weight should be given to the asset's conservation (and the more important the asset, the greater the weight should be). This is irrespective of whether any potential harm amounts to substantial harm, total loss or less than

substantial harm to its significance.' Para. 213 states that 'Any harm to, or loss of, the significance of a designated heritage asset (from its alteration or destruction, or from development within its setting), should require clear and convincing justification…'

Local Plan policy LP34 aligns with the statutory provisions and NPPF advice.

HDC Conservation Team have been consulted and raise no objections, a summary of their comments follows;

The site makes a positive contribution to the Catworth Conservation Area by virtue of the sites open nature allowing views through the site to the neighbouring properties. The garage conversion and glass link will not harm the significance of the conservation area and is supported. The proposed garage free standing structure whilst impeding the views through the plot is sunk into the ground and aligned with the existing frontage.

The proposal preserves the appearance of the conservation area.

Officers have considered the comments and recommendation made by the HDC Conservation and have assessed the application plans and accompanying documents to the application. Officers have assessed the impact of the proposed development on the Catworth Conservation Area and immediate locality. Officers consider that the proposals would enhance the character or appearance of a Conservation Area and would not result in an unacceptable impact on the visual amenity of the immediate locality.

Therefore, given the above, the proposed development is considered to be acceptable and would preserve and enhance the character, appearance, and significance of the Catworth Conservation Area. Therefore, Officers consider that the proposal is in accordance with policies LP11, LP12 and LP34 of the Huntingdonshire Local Plan to 2036, section 72 and 66 of LBCA Act 1990 and the NPPF (2024) in this regard.

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.

Officers have assessed the impact of the proposal on neighbours in terms of overlooking, overbearing, and overshadowing and no significant concerns are raised due to the location and scale of the proposed scheme.

Given the above, the location, size, and design of the development is considered 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, Parking Provision and Access

Policy LP17 supports proposals where they incorporate appropriate space for vehicle movements, safe access onto the highway and adequate parking for vehicles and cycles.

The proposed application site benefits from a large driveway and sufficient parking on site that the loss of the existing garage will not impact parking. The addition of a new garage and grass mesh parking area will replace the lost parking spaces under cover.

Given the above, officers consider that there will remain sufficient parking and manoeuvrability for vehicles on site so as not to impact on highway safety. Therefore, it is considered that the proposal accords with Policy LP17 of the Huntingdonshire Local Plan to 2036.

CONCLUSION

In accordance with Section 38(6) of the Planning and Compulsory Purchase Act 2004, all planning applications should be determined in accordance with the development plan unless material considerations indicate otherwise.

The proposed development is considered to be compliant with the relevant national and local policy. In that it:
* Is of an appropriate design;
* Would not have a harmful impact upon the character and appearance of the area;
* Would not have a harmful impact upon the character and appearance of the Catworth Conservation Area;
* Would not have a harmful impact on the residential amenity of neighbours; and
* Would not have a harmful impact on 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.

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CONTACT OFFICER:
Enquiries about this report to **Andrea Dollard**