OFFICER REPORT

Case No: 25/00051/HHFUL Householder (Full)

Proposal: Proposed office/study in garden outbuilding.

Location: 2 The Grove Buckden St Neots

Applicant: Mr David Pike

Grid Ref: 519342 267453

DESCRIPTION OF SITE AND APPLICATION

This application relates to 2 The Grove, a two-storey detached dwelling in the residential estate of Buckden. The site sits within flood zone 1 and there are no designated heritage assets in the immediate vicinity.

The proposal seeks to erect an office/ study in the rear garden.

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
LP31 Trees, Woodland, Hedges and Hedgerows

Buckden Neighbourhood Plan 2020 - 2036
Policy 5.6 Building Design

Supplementary Planning Documents - Subjected to Public Consultation proper to adoption by HDC
Landscape And Townscape Supplementary Planning Document 2022
Huntingdonshire Design Guide Supplementary Planning Document 2017

PLANNING HISTORY

24/00868/HHFUL - Erection of first floor rear extension - Refused
97/01247/FUL - Erection of five dwellings - Permission

CONSULTATIONS

Buckden Parish Council were consulted, no comment received at the time of determination.

HDC Arboricultural Officer was consulted and 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
Residential Amenity
Impact on trees

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. In addition, Policy A3 (Design) of Buckden Neighbourhood Plan 2020-2036 and Huntingdonshire Landscape and Townscape Supplementary Planning Document 2022 apply.

The nature and scale of the development does not raise any significant concerns with regards to visual amenity and is in keeping and appropriate to the character and appearance of the area.

Therefore, it is considered to be acceptable with regard to design and visual amenity and accords with Policies LP11 and LP12 Huntingdonshire's Local Plan to 2036, Policy 5.6 (Building Design) of Buckden Neighbourhood Plan 2020-2036 and Huntingdonshire Landscape and Townscape Supplementary Planning Document 2022, 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. Due to the nature and scale of the proposal, it is considered that it is unlikely to cause significant impact on neighbour amenity.

Therefore, the development is considered acceptable in terms of neighbour amenity and would not have a significant detrimental impact upon it. The proposal is therefore considered to be in accordance with Policy LP14 of the Local Plan to 2036 and paragraph 135 of the NPPF (2024).

Impact on Trees
In this regard, the relevant policy with the local plan to 2036 (LP 31 Trees, Woodland, Hedges and Hedgerows) seeks to conserve and enhance any existing tree, woodland, hedge, or hedgerow of value that would be affected by the proposed development.

The application site is a well-maintained garden predominately laid to lawn, with small conifer trees planted to the rear boundary of the site which are not considered to provide high amenity value. In terms of the neighbouring tree to No3 and the smaller tree within the site, the arboricultural officer has been consulted and raises no objections to the proposal.

In summary the officers' comments are that the site is not within a conservation area and the trees on and off site are not afforded the protection of tree protection orders. The officer acknowledges the large mature Horse chestnut which provides amenity value but concludes that it is outside the range of the construction works. In reference to the hedging the officer details they are likely to have small Root Protection Areas, and their minimal canopy means they are more tolerant of excavation at the extremities of their roots.

Officers have considered the arboricultural officers' comments and have assessed the accompanying documentation. Due to the scale and location of the proposal it is not considered the trees and hedges on or adjacent to the site would be adversely impacted.

Overall, the development is considered acceptable in terms of impact on the current trees on site and therefore accords with Policy LP31 of Huntingdonshire's Local Plan to 2036 in this regard.

CONCLUSION

Given the above, 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;
* Would not have a significantly detrimental impact upon the amenity of neighbours; and
* Would not have a harmful impact upon trees or hedges on or adjacent to the site.

Taking the above matters into consideration, 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**