HUNTINGDONSHIRE DISTRICT COUNCIL

24/01820/HHFUL

OFFICER REPORT

Case No: **24/01820/HHFUL** **Householder (Full)**

Proposal: **Replacement of existing carport with enclosed garage structure.**

Location: **3 The Old Dairy St Neots PE19 2DZ**

Applicant: **Mrs Theresa Taylor**

Grid Ref: **518566 260283**

DESCRIPTION OF SITE AND APPLICATION

This application relates to 3 The Old Dairy, a two-storey semi-detached dwelling located in a residential estate in St Neots. The site is situated within flood zone 1 and the Grade II listed 17 Church Street, sits at the entrance to the enclosed court yard area where the proposal site is within.

This a restrospective application that seeks permission to retain the removal of the existing carport and erection of an enclosed garage structure.

The carport erected to replace the orginal carport is 3.9 metres in width, 2.3 metres in height and 3.9 metres in width and constructed of sage green cementitious cladding panels with a black metal roller door.

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
LP17 Parking Provision and Vehicle Movement
LP34 Heritage Assets and their settings

St Neots Neighbourhood Plan 2014 - 2029
Policy A3 - Design
Policy PT2 - Vehicle Parking (Residential Development)

St Neots Conservation Character Area Assessment

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

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

PLANNING HISTORY

1101946FUL - Variation of house type to plot 5 on almost completed development (1001611FUL) and construction of new car parking space - Permission - 09.01.2012
1001611FUL - Residential development of site for 8 dwellings and parking following grant of conservation area consent for demolition (0900306CAC) - Permission - 26.10.2010
0900305FUL - Demolition of outbuilding and erection of two town houses and six two storey courtyard dwellings - Permission - 24.06.2009

CONSULTATIONS

St Neots Town Council Support the application commenting "Improves the property"

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 Impact on the character of St Neots Conservation Area
Residential amenity
Parking Provision and Vehicle Movement

<u>Design and Visual Amenity and Impact on the character of St Neots Conservation Area</u>
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 and Policy A3 Design of the St Neots Neighbourhood Plan 2014 - 2029. With regard to the impact on Heritage Assets and Conservation areas, the relevant policy within the local plan to 2036 (LP34 Heritage assets and their settings).

3 The Old Diary is within the St Neots Conservation Area.

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

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.

The proposal is for the retention of the removal of an existing open sided car port and replacement with a closed sided garage block. The materials used in the construction of the garage are in keeping with those used in the host dwelling and that of the new dwellings occupying the site of 'The Old Diary'.

In terms of its position, whilst it is acknowledged that the garage sits to the front elevation of the dwelling, due to the orientation of the dwellings within 'The Old Diary' site, it does not present as incongruous in its circumstances. It is therefore considered that the proposed siting, scale, design and materials are sympathetic to the host dwelling and would have no adverse visual impact on the surrounding locality nor the character and appearance of St Neots Conservation Area.

Given the above, the proposed scale, design, and layout of the garage would not result in any significant harm to the character and appearance of the immediate vicinity or St Neots Conservation Area. Therefore, the proposal accords with Policies LP11, LP12 and LP34 of Huntingdonshire's Local Plan to 2036, Policy A3 of the St Neots Neighbourhood Plan 2014 - 2029, 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.

Officers have assessed the likely impact on overlooking, overbearing and overshadowing on the nearest neighbours at 3 Church Street. In terms of overlooking and overbearing, the scale, location and use of the garage does not give rise to any significant impact concerns in this regard.

The garage height sits at 2.6 metres, .6 metres higher than would be permitted for a boundary treatment under the General Permitted Development Order 2015 (As Amended). Whilst officers acknowledge that some overshadowing of the residential garden may occur from the additional .6 metres above the permitted height of a boundary fence, it is not considered sufficient to warrant a refusal in this case.

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.

Parking Provision and Vehicle Movement

Policy LP17 states that a proposal will be supported where it incorporates appropriate space for vehicle movements, facilitates accessibility for service and emergency vehicles and incorporates adequate parking for vehicles and cycles.

Officers note that the proposal includes the demolition of the existing car port and replacement with a closed sided garage. This would not result in the loss of a car parking space for use by the occupants of the property.

Therefore, it is considered that the proposal would, on balance, unlikely have a detrimental impact on parking provision and vehicle movement. The proposal, therefore, accords with LP17 of Huntingdonshire's Local Plan to 2036 and Policy PT2 of the St Neots Neighbourhood Plan 2014 - 2029, in this regard.

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;
- It would not have a harmful impact upon the character and appearance of the St Neots Conservation Area;
- It would not have a significantly detrimental impact upon the amenity of the neighbours; and
- Would not have a harmful impact upon parking provision and vehicle movement;

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**