OFFICER REPORT

Case No: **24/02368/HHFUL** **Householder (Full)**

Proposal: **Proposed new single storey side garage and conversion of existing garage into habitable use.**

Location: **29 Biggin Lane, Ramsey PE26 1VB**

Applicant: **Mr & Mrs Lynch**

Grid Ref: **52800 284650**

DESCRIPTION OF SITE AND APPLICATION

The site is located on the north side of Biggin Lane in Ramsey and accommodates a detached two-storey dwelling of brick and tile with some rendered elements, which has previously been extended to the side. It is accessed off the highway with hardstanding to the front of the property for parking with some lawn. There is a gap between the side walls of the house and the side boundaries shared with both Nos. 27 and 33, although the gap to the side boundary to No. 33 is slightly smaller. The front boundary is bordered by planting and hedging.

To the south the site borders the highway, to the east and west there are neighbouring dwellings which are also two-storey. To the north the site borders neighbouring gardens, which back onto the application property.

This application seeks permission for the erection of a single-storey side extension to create a new single garage, which is proposed to replace an existing integral garage on the other side of the dwelling. The extension would measure 3.0 metres in width and 5.5 meters in length and set back 800mm behind the front wall of the host dwelling. The extension would incorporate a dual pitch roof, measuring 2.6 metres and 4.6 metres to the eaves level and its highest point respectively. It would be constructed of brick, and tiles to match the existing.

The existing double width garage opening is proposed to be replaced by a smaller casement window with some infilling around the edges of the opening to match the existing part of the dwelling which is faced in grey/blue render

The site also lies within the Ramsey Conservation Area.

NATIONAL GUIDANCE

The National Planning Policy Framework (December 2024) sets out the three objectives - economic, social, and environmental - of the planning system to contribute to the achievement of sustainable development. It further states so that sustainable development is pursued in a positive way, at the heart of the Framework is a presumption in favour of sustainable development.

The NPPF also sets out the Government's planning policies for (amongst other things):

* Making effective use of land
* Achieving well-designed, beautiful, and safe places;

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
LP 34 Heritage Assets and their Settings

Supplementary Planning Documents (SPD) and Guidance:

Huntingdonshire Design Guide Supplementary Planning Document (2017):
Place Making Principles - Parts 3.7 Building Form and 3.8 Building Detailing

Ramsey Conservation Area – Character Assessment

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

RELEVANT PLANNING HISTORY

0600628FUL – Extension to dwelling – Refused 2006
0602154FUL – Extension to dwelling – Approved 2006
14/00224/EXTDET – Single-storey extension to rear of property (5m) - Approved 2014

CONSULTATIONS

None

REPRESENTATIONS

None.

SUMMARY OF ISSUES

The main issues to consider in the determination of this application are:

- Design and visual amenity including impact on heritage assets
- Residential amenity
- Parking provision and highway safety

Design and Visual Amenity

Policies LP11 and LP12 of the Huntingdonshire Local Plan state, amongst other matters, that proposals will be supported where it is demonstrated that it responds positively to its context and has drawn inspiration from the key characteristics of its surroundings, including natural, historic and built environment, contributes positively to the character and identity of the area and successfully integrates with adjoining buildings, the routes and spaces between buildings, topography and landscape. Policy LP34 states great weight and importance is given to the conservation of heritage

assets and their settings. It also states a proposal within, affecting the setting of, or affecting views into or out of, a conservation area should preserve, and wherever possible enhance, features that contribute positively to the area's character, appearance and setting.

The NPPF at Section 12 refers to design. Section 16 relates to heritage with paragraph 212 stating "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".

Paragraph 215 states "Where a development proposal will lead to less than substantial harm to the significance of a designated heritage asset, this harm should be weighed against the public benefits of the proposal including, where appropriate, securing its optimum viable use".

Section 66 of the Planning 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.

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

The proposal comprises the erection of a single-storey extension to the side of the property with the front wall of the side extension set back 800mm behind the existing front wall. Due to its design this part of the extension would have the appearance of a small single-storey element attached to the main two-storey house, with a similar roof pitch, and thus being subservient to it. The proposed extension would thus reflect the character of the existing dwelling with materials to match.

The proposal will comprise a small subservient addition to an existing large detached dwelling located in the Biggin Lane/Bury Road part of the conservation area. This part of the conservation area is characterised by larger properties located in spacious and landscaped grounds. The presence of an existing hedge on the site frontage as well as the side boundary will help to screen the new extension (which is fairly modest in scale) from views from the lane.

The proposal also involves the replacement of a double garage door opening with a relatively modest sized window which has a more domestic appearance in the building frontage, which is also considered to be acceptable.

As such the proposal is considered to have a neutral impact and thus preserves the character and appearance of this part of the conservation area.

As such, the proposal responds positively to its context or constraints, thereby being in accordance with policies LP11 LP12 and LP34 of the Huntingdonshire Local Plan. The proposal therefore complies with Policies LP11, LP12 and LP34 of the Huntingdonshire Local Plan.

Amenity

Policy LP14 of the Local Plan states that a proposal will be supported where a high standard of amenity is provided for all users and occupiers of the proposed development and maintained for users and occupiers of neighbouring land and buildings.

The proposal comprises the erection of an extension to the side of the existing side wall of the house, close to the shared boundary with No. 33 Biggin Road to the west. The side wall of this property is some 5.0m from the shared boundary (which contains a hedgerow) and the land in between is occupied by a driveway leading up to a garage in the rear part of the garden.

The garage is of a modest scale and whilst projecting close to the boundary, it doesn't contain any windows in the side elevation and will be partially screened from No. 33 by an existing hedge.

The proposal would therefore not give rise to any increases in potential overlooking or overshadowing.

By reason of siting, scale, design and massing, the development would not result in harm to the occupiers of any neighbouring dwellings and is therefore in accordance with Policy LP14 of the Huntingdonshire Local Plan.

Highway Safety and Parking Provision

The proposal comprises the erection of a new garage extension with room for one car, which will replace an existing double garage (which has been reduced in size internally since being constructed). The new space created where the existing integral garage is to be converted would comprise a study. As such no additional bedrooms will be created. However, there is adequate parking and turning to the front of the building plus the new garage to serve the dwelling. As such, the development is considered to accord with Policy LP17 of the Huntingdonshire Local Plan.

Conclusion

The proposed development is considered to be compliant with the relevant national and local policy as the development, as the extension and alterations would be visually acceptable, would not be harmful to the character or appearance of the conservation area, and would not be harmful residential amenity or highway safety. The proposal therefore accords with Policies LP11, LP12, LP14, LP17 and LP34 of the Huntingdonshire Local Plan.

Taking national and local planning policies into account, and having regard for all relevant material considerations, it is recommended that planning permission be approved.

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CONTACT OFFICER:
Enquiries about this report to **Nigel Reeves**

Approved Plans:

	Location Plan	Received 18/12/2024
	Block Plan	Received 18/12/2024
101.RevB	Proposed Ground Floor Plan and Elevation	Received 07/01/2025

Conditions:

1. The development hereby permitted shall be begun before the expiration of three years from the date of this permission.

   Reason: To comply with Section 91 of the Town and Country Planning Act 1990, as amended.

2. The development hereby permitted shall be carried out in accordance with the approved plans listed in the table above.

   Reason: For the avoidance of doubt and to facilitate any future application to the Local Planning Authority under Section 73 of the Town and Country Planning Act 1990.

3. The materials to be used in the proposed development hereby permitted shall be as detailed in the accompanying Application Form Part "Materials" received by the Local Planning Authority on the 18th December 2024 and the replacement infilling around the new window shall match the render in terms of type, texture and colour as found on this part of the dwelling.

   Reason. In the interests of visual amenity and in accordance with LP11 LP12 and LP34 of Huntingdonshire's Local Plan to 2036.

Informatives:

Statement as to how the Local Planning Authority (LPA) has worked with the applicant in a positive and proactive manner on seeking solutions: When an application is received, planning conditions will be used where they can make a development acceptable. A clear reason for refusal identifies the specific reasons why the development is unacceptable and helps the applicant to determine whether and how the proposal can be revised to make it acceptable. In relation to this application, it was considered and the process managed in accordance with the National Planning Policy Framework 2023.

Huntingdonshire District Council became a Community Infrastructure Levy (CIL) Charging Authority on 1st May 2012. The Council is obliged to collect the levy from liable parties in instances where development received planning permission on or after 1st May 2012. It is important that liable parties (usually developers or landowners) are correctly identified to the Council as early as possible. For more details on CIL, the developments the charges will apply to, how much the charge will be and the process involved, including the developers or landowners legal responsibilities, the CIL pages on the Council's website at www.huntingdonshire.gov.uk should be referred to. It should be noted that all development which creates one or more dwellings will be liable to be charged irrespective of the floor space charge.