OFFICER REPORT

Case No: 24/02232/HHFUL Householder (Full)

Proposal: Erection of a shed

Location: 1 The Paddocks Hilton Huntingdon

Applicant: Dr Richard Owen

Grid Ref: 528984 266699

DESCRIPTION OF SITE AND APPLICATION

The application site at 1 The Paddocks is occupied by a three-storey detached dwellinghouse located within a residential area in Hilton. The application site lies within Flood Zone 2 on the Environment Agency's Flood Map for Planning.

This application seeks permission for the erection of a shed.

Officers have scrutinised the plans and have familiarised themselves with the site and surrounding area.

During the lifetime of the application, revised site plans have been received for the relocation of the proposed shed after discussions with officers. Given the minimal impact, on the balance of fairness further consultation on this matter was not considered to be necessary.

NATIONAL GUIDANCE

The National Planning Policy Framework (December 2024) (NPPF 2024) 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 sets out the Government's planning policies for (amongst other things):

* delivering a sufficient supply of homes;
* building a strong, competitive economy;
* achieving well-designed, beautiful and safe places;
* conserving and enhancing the natural, built and historic 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)

LP5: Flood Risk

LP11: Design Context
LP12: Design Implementation
LP14: Amenity

Neighbourhood Plan and relevant policies where applicable

Huntingdonshire Design Guide Supplementary Planning Document (2017):

* Place Making Principles parts 3.7 Building Form and 3.8 Building Detailing

Huntingdonshire Strategic Flood Risk Assessment (2024)

Huntingdonshire Landscape and Townscape Supplementary Planning Document (2022)

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

RELEVANT PLANNING HISTORY

None relevant.

CONSULTATIONS

Hilton Parish Council - None received at the time of determination.

Cadent Gas - No objections, informative note required.

REPRESENTATIONS

None received at the time of determination.

SUMMARY OF ISSUES

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

- Design and Visual Amenity
- Residential Amenity
- Flood Risk

* Design and Visual Amenity

The application seeks permission for the erection of a shed to the entrance of the application site. The shed would measure approximately 3.6 metres in length and 2.4 metres in width. It has a relatively shallow pitched roof, with a maximum height of 2.4 metres with eaves at approximately 1.9 metres. When considering the proposed dimensions to that of the adjacent garage and main dwelling, the shed is minor in scale and acts ancillary to the existing dwelling.

It must be noted that guidance in Huntingdonshire District Council's (HDC) Design Guide (2017) states that development to the front of the property should be avoided as building out from the front creates an unbalanced façade and disrupts the line of the street. However, taking the wider context of the street into account, this would not be the case for this application. The proposed revised location of the shed directly adjacent to the existing garage minimises the harm on the visual amenity of the street scene. The shed being set back from the line of the street, alongside the layout of the existing and surrounding dwellings not being 'flat fronted', results in less than substantial harm on the façade and would not have a significant impact upon the appearance of the area. Additionally, it must be considered that this is not uncharacteristic of the area in the immediate vicinity as a neighbouring dwelling also includes a shed which is front facing and visible

from the street. As such, it is considered that whilst there would be some degree of harm to the design and visual amenity of the area, this would be less than substantial and would not have a significantly detrimental impact on the character or appearance of the area and is therefore acceptable in this regard.

Overall, taking the above factors into consideration the proposed development is considered to be acceptable with regard to design and visual amenity and would not have a significantly detrimental impact upon the character or appearance of the area. It therefore accords with Policies LP11 and LP12 of Huntingdonshire's Local Plan to 2036 in this regard.

*Residential Amenity
Given the scale and location of the shed to the front of the dwelling sited adjacent to the existing garage and having regard to the proximity and separation to the nearby dwellings, it is not considered that there would be any unacceptable material impacts in terms of overbearing impacts or loss of light. Additionally, there would not be any issues regarding overlooking or loss of privacy due to the type of development that is proposed.

It is therefore considered that the proposal would not have a significant impact on residential amenity and therefore accords with Policy LP14 of Huntingdonshire District Council's Local Plan to 2036 in this regard.

*Flood Risk

The application site lies within Flood Zone 2, as thus is liable to flood. It is noted that as the proposal would be considered 'minor development' as per the NPPF (2024), it is therefore not subject to Sequential or Exception Tests. The NPPF however does state that a Site-Specific Flood Risk Assessment should accompany applications for development within Flood Zone 2, which in this case has been provided. Officers have also taken into consideration the type and scale of the development and it is considered that the scale of development would not result in significant issues in terms of surface water or altering flood risk when taking into account the surrounding area.

Therefore, taking the above into account the development is considered to be acceptable with regard to its approach to flooding and will not (given its scale and use) result in an increased risk of flooding in the locality. It therefore accords with Policy LP5 of the Local Plan to 2036.

*Conclusion

The proposed development is considered to be compliant with the relevant national and local policy as 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;
* Would not have a harmful impact upon flood risk in the area.

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 **Josh France**