HUNTINGDONSHIRE DISTRICT COUNCIL

25/00896/HHFUL

OFFICER REPORT

Case No: **25/00896/HHFUL** **Householder (Full)**

Proposal: **Erection of carport and balcony**

Location: **Bleakley Farm London Road Godmanchester**

Applicant: **Mrs K Shaw**

Grid Ref: **525231 269036**

DESCRIPTION OF SITE AND APPLICATION

The application site at Bleakley Farm, London Road is occupied by a two-storey detached dwellinghouse and ancillary buildings located to the south of Godmanchester, with the site considered to be in the countryside on land outside of the built-up area. The site lies within Flood Zone 1 of the Environment Agency's Flood Map for Planning and there are no constraints relative to the site.

This application seeks permission the erection of a carport and balcony.

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) 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)

LP11: Design Context
LP12: Design Implementation
LP14: Amenity

LP17: Parking Provision and Vehicle Movement

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 Landscape and Townscape Supplementary Planning Document (2022)

Godmanchester Neighbourhood Plan 2017-2036 (2017)

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

RELEVANT PLANNING HISTORY

18/00385/FUL - Partial Retrospective - Change of use from builders' storage to Self-Storage container storage facility including siting of 146 containers (97 retrospective) and storage of 3 caravans (Pemission)

23/01049/P3JPA - Change of use from office to residential dwelling (Prior Approval COU Approved)

CONSULTATIONS

Godmanchester Town Council - Recommend approval.

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
- Parking Provision and Vehicle Movement

*Design and Visual Amenity

The application site at Bleakley Farm is occupied by a two-storey detached dwellinghouse and ancillary buildings located to the south of the built-up area of Godmanchester. The application seeks permission for the erection of a carport and balcony. When considering the proposals, this concerns the primary detached dwellinghouse only, and does not involve any other buildings on the site.

When considering the form of the proposed carport to the existing dwelling, whilst the proposal is large in scale, the application site benefits from a considerable sized plot, and the design of the carport complements the layout of the host dwelling. Additionally, the proposed location of the carport within the application site successfully encloses it within the site and does not result in any detrimental impacts to the character and appearance of the surrounding area. The carport is to measure a maximum depth of approximately 5.6 metres, with the width of 8.8 metres. The proposed carport would have a maximum height of approximately 4.3 metres, with eaves at 2.9 metres, and incorporates a roof-level balcony to serve the first floor living room. Whilst contemporary in form and design, the existing application site consists of a variety of building types

and materials, so the proposals are acceptable in this regard and help to integrate well within the existing varied character and appearance of the site. Additionally, its proportions are considered appropriate in the context of the site, and the design does not appear visually dominant within the plot, resulting in no detrimental impact upon the character of the surrounding area. The proposal also includes an external staircase, leading to the proposed balcony serving the first floor living room. In this instance, this is acceptable in terms of design, due to its location to the side elevation of the carport, alongside an already existing external staircase on the primary elevation of the dwelling, which is to be removed as part of the proposals.

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 carport and balcony, and having regard to the location of the application site outside of the built-up area, it is not considered that there would be any unacceptable material impacts in terms of overbearing or loss of light. It is noted that, from undertaking a site visit, some of the adjacent buildings within the red line boundary to the entrance of the application site are dwellings, however due to their location and proximity to the host dwelling, it is not considered that there would be any detrimental impacts in terms of loss of privacy or overlooking.

Overall, taking these factors into account, the development is considered acceptable in terms of overshadowing, overbearing impact, overlooking, loss of privacy, loss of light and would not have a significant impact upon residential amenity and therefore accords with Policy LP14 of HDC's Local Plan to 2036 in this regard.

*Parking Provision and Vehicle Movement

It is not considered that the proposed carport will have a detrimental impact on the ability to manoeuvre within the application site, with a site visit confirming a large area of hardstanding to the front elevation of the dwelling for the safe movement of vehicles in and out of the site. The carport will provide covered space for vehicles to park safely within the site, and is considered acceptable in terms of parking provision.

Overall, the development being considered is acceptable with regard to parking provision and vehicle movement, and will not be detrimental to highway safety in the locality. It therefore accords with Policy LP17 of the Local Plan.

*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 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 **Josh France**