OFFICER REPORT

Case No: 25/00944/HHFUL Householder (Full)

Proposal: Proposed single storey garden room combined with workshop storage (retrospective).

Location: 29 Biggin Lane Ramsey Huntingdon

Applicant: Mr Craig Lynch

Grid Ref: 528000 284646

DESCRIPTION OF SITE AND APPLICATION

The application site at 29 Biggin Lane is occupied by a two-storey detached dwellinghouse located within a residential area in Ramsey. The site located within the Ramsey Conservation Area, with no Listed Buildings in the vicinity, and the application site falls within Flood Zone 1 of the Environment Agency's Flood Map for Planning.

This application seeks permission for a single storey garden room combined with workshop storage (retrospective).

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

Throughout the lifetime of the application, a revised Arboricultural Impact Assessment has been submitted at the request of the LPA. From this, it has become clear that the works have been partially completed, and the description of the application has therefore been revised as a result to reflect this. With no objections from consultees on the proposals as mentioned in subsequent sections of this report prior to the description change, and the proposed outbuilding being visible in the rear garden of the application site from neighbouring dwellings and no representations received throughout the lifetime of the application, on the balance of fairness further consultation was not considered necessary in this instance.

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
LP31: Trees, Woodland, Hedges and Hedgerows
LP34: Heritage Assets and their Settings

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)

Ramsey Conservation Area Character Assessment (2005)

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

RELEVANT PLANNING HISTORY

0602154FUL - Extension to dwelling (Permission)

1400224EXTDET - Erection of single storey extension to rear of property, (extends beyond the rear wall by 5 metres, maximum height of 3.7 metres and height of 2.4 metres to eaves) (Approved Extension GPD)

20/01383/TRCA - T1- apple tree fell and grind because of root plate lifting out of the ground (Consent)

24/01343/TRCA - T1 - Fell and grind - Tree rot and risk - Has low amenity value. (Consent)

24/02368/HHFUL - Proposed new single storey side garage and conversion of existing garage into habitable use (Permission)

25/00720/TRCA - T1 - Pine tree fell and grind due to base and main tree rot, causing unacceptable risk. Tree has low amenity value (Consent)

CONSULTATIONS

Ramsey Town Council - No comment received at the time of determination.

HDC's Arboricultural Officer - No objections following submission of additional information, further comments in subsequent sections of this report.

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
- Impact on Heritage Assets
- Residential Amenity
- Impact on Trees

*Design and Visual Amenity

The application site at 29 Biggin Lane is occupied by a two-storey detached dwellinghouse located within a residential area in Ramsey and falls within the Ramsey Conservation Area. When considering the built form of the surrounding area, there is a variety in the design, materials used and types of dwellinghouses, with the application site making use of a considerable sized plot. The application seeks part-retrospective permission for the erection of a single storey garden room combined with workshop storage, with the building almost complete and constructed throughout the lifetime of the application.

When considering the built form of the outbuilding, whilst this is modest in scale, the site consists of a considerable sized plot, with a large dwellinghouse and rear garden, and so the proposal is considered acceptable in terms of its relationship within the site. Further, in terms of its location to the rear of the application site, views of this from the public realm are minimal, and the outbuilding will not result in any significantly detrimental impacts upon the character or appearance of the area as a result. The outbuilding is to measure 8 metres in width and a maximum length of 8 metres, with a flat roof consisting of a maximum height of 2.7 metres. Considering the materials, these are typical of a development of this nature, with the use of feather edged boarding for the external materials. As such, the works are considered acceptable in terms of design and visual amenity and do not result in any detrimental harm to the character or appearance of the application site and wider area.

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.

*Impact on Heritage Assets

As detailed above, the site is located within the Ramsey Conservation Area. As such, it should be regarded that:

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

Section 66 of the Planning (LBCA) 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.

Para. 212 of the NPPF sets 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.

Whilst it is noted that the application site falls within the Ramsey Conservation Area, as mentioned in preceding sections of the report, having undertaken a site visit, officers highlight that views of the outbuilding from the Conservation Area and from the street is minimal, with the outbuilding located to the rear of the host dwelling and set back to the rear of the application site. Further, the development is considered to be sympathetic with the surrounding area, with the design and use of materials typical of a development of this nature. As such, the development is considered to be acceptable and do not have any significant impacts upon the designated heritage assets.

Therefore, having regard to the above considerations, the development is considered to be acceptable with regard to its impact on the designed heritage assets and therefore accords with Policy LP34 of the Local Plan, the Planning (Listed Buildings and Conservation Areas) Act 1990 and the provisions of the NPPF (2024).

*Residential Amenity

Whilst the outbuilding is modest in scale, when considering the location of the building to the rear of the application site alongside having regard to the separation and distance to adjacent properties, it is not considered that there would be any unacceptable material impacts relating to overlooking or loss of privacy. Further, when taking into account the single storey nature of the building alongside the strong boundary treatments between neighbouring properties, it is determined that there will not be any detrimental harm on overbearing or loss of light in this instance.

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.

*Impact on Trees

It is noted that there is extensive tree cover adjacent to the proposed outbuilding and to the north of the application site which contributes largely to the green character of the area and provides strong boundary treatments to the dwellings to the north of the site. Whilst there are no trees on the site which are afforded formal protection by Tree Preservation Orders (TPOs), with the application site within a Conservation Area, it is necessary to consider any harm caused as a result of the development on the nearby trees.

As such, HDC's Arboricultural Officer has been consulted, and initially raised concerns regarding the works, with insufficient information provided to undertake a detailed assessment, with the modest outbuilding located in close proximity to a number of mature trees. However, following the submission of a revised Arboricultural Impact Assessment, the Arboricultural Officer acknowledges that, due to the building being almost complete, it is not clear whether or how the trees have been accounted for up until this point. However, it is noted that the submitted Tree Protection Plan would have been successful in mitigating any impacts on the mature trees had this been provided before construction commenced, and it is concluded that the trees remain in good condition. As such, it is not considered that the proposals have resulted in any detrimental harm to the mature trees within and surrounding the application site. It must also be noted that no trees have been removed or altered to facilitate the proposals.

Therefore, having regard to the above, the development is considered to be acceptable with regard to its impact on trees and accords with Policy LP31 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 designated heritage assets;
* Would not have a significantly detrimental impact upon the amenity of neighbours;
* Is acceptable with regards to its impact on trees.

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**