HUNTINGDONSHIRE DISTRICT COUNCIL

25/00561/HHFUL

OFFICER REPORT

Case No: **25/00561/HHFUL** **Householder (Full)**

Proposal: **Extending and raising eaves height of the existing garage, along with the inclusion of cladding on the exterior garage walls.**

Location: **Pennycross Earith Road Colne**

Applicant: **Mr Dietsch**

Grid Ref: **537769 275879**

DESCRIPTION OF SITE AND APPLICATION

The application site at Pennycross is occupied by a two-storey detached dwellinghouse located along Earith Road in the village of Colne. The site is in Flood Zone 1 of the Environment Agency's Flood Map for Planning and there are no constraints relative to the site.

The application seeks permission for extending and raising eaves height of the existing garage, along with the inclusion of cladding on the exterior garage walls.

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

Throughout the lifetime of the application, the description has been revised to reflect that the materials of the exterior walls of the garage are to consist of cladding. On the balance of fairness, taking into account that the proposed materials are clearly shown on the submitted plans and application form, further consultation was not considered to be 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
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)

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

RELEVANT PLANNING HISTORY

95/00713/FUL - Erection of a dwelling (Permission)

CONSULTATIONS

Earith Parish Council - No objections. States the street scene is not affected and it doesn't impede on the neighbouring property.

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 Pennycross, Earith Road is occupied by a two-storey detached dwellinghouse located within Colne. The application seeks permission for the extension of the existing garage and raising the eaves height. When considering the form of the proposed extension of the garage, the proposal is minor in scale and does not involve increasing its width. The proposed extension consists of increasing the length of the garage to the rear by 2.7 metres, taking the total length to 8.5 metres. The proposal also consists of altering the roof, into a gabled end, measuring a maximum ridge height of 4.5 metres, matching existing, with an increased eaves height to measure approximately 3 metres. Further alteration of the garage also includes a shift from two single garage doors to a double roller shutter door. Taking into account guidance from Huntingdonshire's Design Guide (2017) on garages, the proposed alterations are considered acceptable in terms of design, being both ancillary to the host dwelling and complementing the architectural style of the dwelling. This is supported through the use of external brickwork and roof tiles which match existing.

The proposal also puts forward the inclusion of horizontal cladding to the walls, which whilst this differs from the host dwelling, can be successfully implemented to provide interest as per the

Design Guide (2017). Whilst only the front elevation of the garage is not visible from the street, due to its location set back to the rear of the house, and thus the cladding is not visible, in this case its use is considered acceptable as it would not have a detrimental impact with regards to the character or appearance of the area, and is acceptable in terms of visual amenity.

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 garage in place of the existing, alongside having regard to the proximity to the adjacent buildings, it is not considered that there would be any unacceptable material impacts in terms of loss of privacy or overlooking, nor would there be any overbearing or loss of light impact.

Overall, taking these factors into account the development, subject to condition, 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

As mentioned in the preceding section of this report, the proposed alteration to the garage is in line with guidance set out in Huntingdonshire's Design Guide (2017), complementing the existing design and scale of the application site. It is considered that, due to the location of the garage being unchanged, there is still sufficient space for access in and out of the site, alongside ample space for vehicle manoeuvring. The garage is also line with guidance on space for the storage of vehicles, and its increase in size does not alter the number of parking spaces within the application site, so is acceptable in this regard, with sufficient space available for off-road parking.

Taking into account the above, the proposed development is considered acceptable with regard to parking provision and vehicle movement, therefore according with Policy LP17 of the Local Plan to 2036 in this regard.

*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;
* Is acceptable with regard to 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.

If you would like a translation of this document, a large text version or an audio version, please contact us on 01480 388424 and we will try to accommodate your needs.

CONTACT OFFICER:
Enquiries about this report to **Josh France**