HUNTINGDONSHIRE DISTRICT COUNCIL

25/00067/HHFUL

OFFICER REPORT

Case No: **25/00067/HHFUL** **Householder (Full)**

Proposal: **Erection of garage/shed within garden adjacent to existing driveway of property**

Location: **40 High Street Warboys Huntingdon**

Applicant: **Mr David Searle**

Grid Ref: **530653 280076**

DESCRIPTION OF SITE AND APPLICATION

No. 40 High Street is a two-storey detached dwellinghouse located in the centre of the settlement of Warboys. The property is located within the Warboys Conservation Area and is opposite the Grade II Listed Building of 35 High Street, Warboys.

This application seeks permission for the erection of a garage/shed adjacent to the existing driveway of the property. The garage/shed would measure 5.79m by 2.74m with a ridge height of 3.6m. The proposal would be of a gable-end design and would be constructed with featheredge boarding and pantile buff roof tiles.

This application has been accompanied by a Historical Impact Assessment which refers to a number of historic outbuildings previously on site which were lost as a result of the Pathfinder Way Housing estate constructed in the 1990's.

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

NATIONAL GUIDANCE

The National Planning Policy Framework (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.

Section 72 of the Planning (Listed Buildings and Conservation Areas) Act 1990, 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
LP34: Heritage Assets and their Settings

Supplementary Planning Documents (SPD) and Guidance:

Huntingdonshire Design Guide Supplementary Planning Document (2017)

3.1 Place Making Principles
3.7 Building Form

Huntingdonshire Landscape and Townscape SPD (2022)

The National Design Guide (2021)

C1 - Understand and relate well to the site, its local and wider context
C2- Value heritage, local history and culture
I1 - Respond to existing local character and identity
I2 - Well-designed, high quality and attractive
I3 - Create character and identity

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

RELEVANT PLANNING HISTORY

0602152FUL - Erection of a double garage - Approved.

0602151FUL - Extension to existing barn - Approved.

CONSULTATIONS

Warboys Parish Council - Recommend approval.

REPRESENTATIONS

No third-party representations were received during the course of the application.

SUMMARY OF ISSUES

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

- Design, Visual Amenity and Impact on Heritage Assets
- Residential Amenity

* Design, Visual Amenity and Impact on Heritage Assets

The Local Planning Authority is required to ensure that special regard is given to preserving listed buildings and their settings in relation to Section 66 of the Planning (Listed Buildings and Conservation Areas) Act 1990. The Local Planning Authority is also required to ensure that with respect to any buildings or other land in a conservation area, special attention shall be paid to the desirability of preserving or enhancing the character or appearance of that area, through the Planning (Listed Buildings and Conservation Areas) Act 1990 at Section 72. This is also reflected

in Policy LP34 of the Huntingdonshire Local Plan to 2036 and Section 16 of the National Planning Policy Framework.

Policy LP11 of the Local Plan states that a proposal will be supported where it is demonstrated that it responds positively to its context. Policy LP12 states that new development will be expected to be well designed and that a proposal will be supported where it can be demonstrated that it contributes positively to the area's character and identity and successfully integrates with adjoining buildings and landscape. This is also reflected in the Huntingdonshire Design Guide SPD and Section 12 of the National Planning Policy Framework (2024).

This application seeks approval for the erection of a garage/shed adjacent to the existing driveway of No. 40 High Street, Warboys. The garage/shed would measure 5.79m by 2.74m with a ridge height of 3.6m. The proposal would be of a gable-end design and would be constructed with featheredge boarding and pantile buff roof tiles. The property is located within the Warboys Conservation Area and is opposite the Grade II Listed Building of No. 35 High Street, Warboys.

The site is located on the corner of High Street and Pathfinder Way, Warboys with a close boarded fence along the boundary to Pathfinder Way and hedgerow and a gate along the boundary to High Street. The proposed outbuilding would be forward of the principal elevation of No. 40 High Street by approximately 3.7m and would be visible from public vantage points along both High Street and Pathfinder Way.

While the proposal would be situated forward of the principal elevation and be visible from public vantage points, it is noted that the building line along the south-side of High Street is varied with some properties directly abutting the public highway and others with varying set-back distances. It is also worth noting that the existing site includes a much larger outbuilding along the boundary of Pathfinder Way that is visible from public vantage points. As such, the Local Planning Authority do not consider the proposal to result in detrimental visual impacts on the character and appearance of the site, the streetscenes of High Street or Pathfinder Way or the surrounding area - including the Warboys Conservation Area.

Furthermore, the overall design, appearance and finishing materials of the proposed outbuilding are considered to be acceptable as they would reflect existing outbuildings and the main dwellinghouse.

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. Furthermore, the proposed development is not considered to result in harm to the character and appearance of the Warboys Conservation Area.

The proposal is therefore deemed to be in accordance with Sections 66 and 72 of the Planning (Listed Buildings and Conservation Areas) Act 1990, Policies LP11, LP12 and LP34 of Huntingdonshire's Local Plan to 2036 and Sections 12 and 16 of the National Planning Policy Framework (2024) in this regard.

*Residential Amenity

Policy LP14 of the Local Plan to 2036 states 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 proposed outbuilding is not considered to result in any detrimental impacts on any neighbouring property as the public highway of Pathfinder Way would be situated between the proposal and the neighbouring properties to the west and existing outbuildings within the property site would screen the proposal from neighbouring properties to the south.

As such, 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. Therefore, the proposal would be in accordance with Policy LP14 of Huntingdonshire's Local Plan to 2036 and Section 12 of the National Planning Policy Framework (2024) 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 or Warboys Conservation Area;
* Would not have a significantly detrimental impact upon the amenity of neighbours.

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 **Jennifer Wallis**