OFFICER REPORT

Case No: 26/00203/HHFUL Householder (Full)

Proposal: Replacement single storey garage with storage

Location: 5 The Terrace Upwood Road Bury

Applicant: Miss E Lee

Grid Ref: 528244 284179

DESCRIPTION OF SITE AND APPLICATION

The property, 5 The Terrace, is a two storey dwelling semi-detached dwelling. There are no constraints associated with the site.

The application proposes replacement single storey garage with storage.

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

NATIONAL GUIDANCE

The National Planning Policy Framework (20 July 2021) (NPPF 2021) sets out the three objectives - economic, social and environmental - of the planning system to contribute to the achievement of sustainable development. The NPPF 2021 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 2021 sets out the Government's planning policies for (amongst other things):

* delivering a sufficient supply of homes;
* achieving well-designed places;
* conserving and enhancing the natural environment;
* conserving and enhancing the 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 Local Plan to 2036 (Adopted 15/05/2019)

LP11: Design Context
LP12: Design Implementation
LP16: Sustainable Travel
LP17: Parking Provision and Vehicle Movement

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

PLANNING HISTORY

No Relevant Planning History.

CONSULTATIONS

No Consultation Responses at the time of determination.

REPRESENTATIONS

No Representations 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
- Highways and Parking

* Design and visual amenity

Policy LP11 requires proposals to demonstrate an understanding of the site and its surroundings, including local scale, form, materials and character, to ensure development responds sensitively and reinforces local distinctiveness; and Policy LP12 expects high-quality design to be achieved through applying the Huntingdonshire Design Guide, and relevant character assessments, ensuring proposals deliver coherent layouts, appropriate materials and place-making that responds positively to local character.

The proposal comprises an L shaped single storey garage and storage building, constructed using black timber effect cladding on a brick plinth, a flat roof membrane, PVCu windows, and a PVCu door with roller shutter. The structure extends 6.48m along the western boundary, 6.85m along the southern boundary, 3.282m along the northern boundary, and includes two eastern elevations fronting the access road measuring approximately 4.1m and 2.38m, connected by a 3.568m section. The overall height of the building is approximately 3 metres.

Importantly, the proposed outbuilding is situated to the rear of the host property, well away from the principal elevation. As a result of this rearward location, the structure would not be visible from the primary public vantage point and therefore would not give rise to any harmful impact on the street scene. The outbuilding remains read as a subordinate and ancillary form of development that does not alter the character of the dwelling when viewed from the public realm.

The wider context contains a diverse mix of ancillary outbuildings, particularly to the south, where structures vary considerably in design, form and materials. This lack of uniformity in the immediate area ensures the proposed outbuilding integrates successfully into its surroundings, supporting the contextual design requirements of LP11. Boundary features further soften and screen the development: to the south, the existing fence, shed structures and areas of concrete walling provide substantial visual containment; to the west, a fence and extensive vegetation help absorb the structure into the landscape; and to the north, two existing sheds and the arrangement of neighbouring parcels used for gardening and parking limit visual sensitivity in that direction.

The selected materials, including timber effect cladding, brick plinth and modern PVCu elements, reflect a contemporary utilitarian appearance appropriate to an ancillary domestic building. The form is modest, with the single storey 3m height ensuring the building remains visually unobtrusive. The L shaped footprint sits logically within the plot, achieving a coherent and efficient layout in accordance with LP12 and the principles of the Huntingdonshire Design Guide.

Overall, the proposed garage and storage building is considered acceptable in design terms. Its scale, siting, and materials, combined with its location to the rear of the dwelling and the strong boundary screening, ensure that it does not adversely affect the street scene or wider visual amenity. Accordingly, the proposal is compliant with Policies LP11 and LP12 of the Huntingdonshire Local Plan.

* Residential Amenity

Policy LP14 (Amenity) of the Huntingdonshire Local Plan to 2036 requires that development proposals safeguard the living conditions of neighbouring occupiers, ensuring that extensions do not create unacceptable impacts such as overshadowing, overbearing effects, or loss of privacy. The policy places emphasis on maintaining reasonable levels of outlook, ensuring that new structures do not appear oppressive when viewed from adjoining properties, and avoiding any material harm to the use and enjoyment of neighbouring homes and gardens.

In this case, the proposed single storey garage and storage building is of a modest 3 metre height and is positioned to the rear of the host dwelling, where it is well separated from the principal living spaces of neighbouring properties. The scale and low profile of the structure ensure it does not present an overbearing or oppressive form when viewed from adjacent land parcels. The L shaped footprint sits close to established boundary treatments, and the building is screened on multiple sides by existing structures and landscaping.

To the south, the presence of a fence, shed structures, and sections of concrete walling provides substantial visual containment, preventing any harmful impact in terms of outlook or sense of enclosure. To the west, a boundary fence combined with extensive vegetation further mitigates visual prominence and softens the built form. To the north, the presence of two existing sheds on neighbouring parcels together with the fact that properties along this stretch retain additional land used for gardening and parking ensures that the outlook from these neighbouring areas is not materially affected.

Given this context, the proposal does not give rise to any issues of overlooking or loss of privacy, as there are no elevated or habitable room facing openings that would enable intrusive views. There is similarly no potential for overshadowing of neighbouring gardens due to the limited height of the structure and the separation created by boundary features and adjacent land uses.

In summary, the development fully complies with the requirements of Policy LP14, as it does not generate any unacceptable impacts relating to overbearing presence, overshadowing, privacy or daylight, and it preserves the living conditions of neighbouring occupiers. This aligns with the policy's objective of safeguarding amenity, as reflected in the officer assessment framework.

*Highways and Parking

Policy LP16 of the Huntingdonshire Local Plan requires development to support sustainable travel patterns and avoid creating unnecessary or unsafe vehicular movements. Policy LP17 further requires that proposals demonstrate appropriate parking arrangements and ensure that vehicle access, manoeuvring and movement can occur safely within the site and wider local network.

The proposal comprises a modest single storey garage and storage building situated to the rear of the host dwelling, which does not intensify the existing residential use or introduce any new traffic generating activity. As a result, the development does not alter established travel patterns or give rise to any additional or unnecessary vehicular movements, thereby aligning with the objectives of LP16

With regard to LP17, the proposal provides functional and orderly parking arrangements within the site. The garage will be set back approximately 6.1 metres from the existing boundary edge, creating sufficient space to allow two vehicles to park safely in front of it. This setback ensures that vehicles can enter and leave the site without overhanging the highway or obstructing the access road, maintaining safe manoeuvring conditions for both the occupiers and neighbouring users.

The siting of the structure set within the plot and clear of the existing access ensures that the development does not impede vehicle movement or compromise visibility. The surrounding context, including the separate garden/parking land to the north, further confirms that the proposal will not interfere with neighbouring access or circulation.

Overall, the arrangement provides safe, convenient, and policy compliant parking provision, demonstrating full adherence to Policies LP16 and LP17 of the Huntingdonshire Local Plan.

*Conclusion

The proposed development is considered 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.

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 **Emily O'Sullivan**