HUNTINGDONSHIRE DISTRICT COUNCIL

25/00550/HHFUL

OFFICER REPORT

Case No: **25/00550/HHFUL** **Householder (Full)**

Proposal: **Erection of single storey garage extension.**

Location: **109 Herne Road Ramsey St Marys Huntingdon**

Applicant: **Mr and Mrs Wallace**

Grid Ref: **525599 288086**

DESCRIPTION OF SITE AND APPLICATION

The application site at 109 Herne Road is occupied by a two-storey detached dwellinghouse located to the south of the village of Ramsey St Mary's. The site falls within Flood Zone 3 of the Environment Agency's Flood Map for Planning.

This application seeks permission for the erection of a single storey garage extension.

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)

LP5: Flood Risk
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)

Huntingdonshire Strategic Flood Risk Assessment (2024)

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

RELEVANT PLANNING HISTORY

0401047OUT - Residential development (0.49 ha) (Permission)

0703226REM - Approval of siting, design, external appearance, means of access and landscaping for the erection of 15 dwellings and garages (Refused)

0900689REM - Residential development (12 dwellings) (Details Approved)

24/00291/HHFUL - Proposed single storey rear extension (Permission)

CONSULTATIONS

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

REPRESENTATIONS

107 Herne Road, Ramsey St Mary's - Make comments which are summarised below:

o A query relating to the above plans and ask that, if the access area in front of the garage and extension is to be paved as indicated in the plan, will adequate drainage be done as the ground levels currently slope away and the assumption is that the new area will be flat, so where will the water drain to otherwise. We ask the question since our adjacent garden area will be somewhat lower and therefore runs the risk of being flooded, as there is only one small drain for the entire shared driveway as it is.

Officer Comments: Officers have noted the above comments, and are discussed in subsequent sections of this report.

SUMMARY OF ISSUES

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

- Design and Visual Amenity
- Residential Amenity
- Flood Risk
- Parking Provision and Vehicle Movement
- Other Matters

*Design and Visual Amenity

The application site at 109 Herne Road is occupied by a two-storey detached dwellinghouse with a detached garage to the rear and located to the south of the village of Ramsey St Mary's. The

application seeks permission for the erection of a single storey garage extension. The proposed extension measures approximately 6.3 metres wide and approximately 6 metres in length. The extension consists of a hipped roof, with a maximum ridge height of approximately 4.9 metres with eaves at 2.4 metres. The integration of the garage extension is supported by the use of materials which match the existing garage. Overall, it is considered that the proposed scale and design of the garage extension would respect the character and appearance of the application site, and given its siting to the rear of the dwelling, would have no impact on the street scene.

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 development proposed, alongside having regard to the separation with nearby dwellings, it is not considered that there would be any unacceptable material impacts in terms of overbearing or loss of light, nor would there be any issues relating to overlooking or loss of privacy.

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.

*Flood Risk

The application site lies within Flood Zone 3, as thus is liable to flood. It is noted that as the proposal would be considered 'minor development' as per the NPPF (2024), it is therefore not subject to Sequential or Exception Tests. The NPPF however does state that a Site-Specific Flood Risk Assessment should accompany applications for development within Flood Zone 3, which in this case has been provided, which indicates that floor levels of the proposed development will be set no lower than existing and flood proofing is to be incorporated. Additionally, the proposed plans (512/P/12 Rev A) provide details of the flood resistance measures and shall be secured by condition. Officers have also taken into consideration the type and scale of the development and it is considered that the scale of development would not result in significant issues in terms of surface water or altering flood risk when taking into account the surrounding area.

Officers have noted comments from 107 Herne Road concerning flood risk of the adjacent garden and the installation of additional hardstanding. Concerning this, officers determine that the small area of additional hardstanding installed as a part of the development would not result in significant issues in terms of altering flood risk when taking into account the surrounding area. Additionally, when considering the permitted development fallback position found within Schedule 2 - Part 1 - Class F of The Town and Country Planning (General Permitted Development) (England) Order 2015 (As Amended), the provision of hard surfaces within the curtilage of the dwellinghouse can be undertaken without the requirement for planning permission.

Therefore, taking the above into account, subject to conditions, the development is considered to be acceptable with regard to its approach to flooding and will not (given its scale and use) result in an increased risk of flooding in the locality. It therefore accords with Policy LP5 of the Local Plan to 2036.

*Parking Provision and Vehicle Movement

When considering the proposed dimensions of the garage extension, this meets the internal garage design measurements which are set out in Huntingdonshire's Design Guide (2017), to

allow for the comfortable parking of a car. To add, the inclusion of additional hardstanding will allow for the safe manoeuvring of a vehicle within the application site and into the garage, and therefore is acceptable in this regard.

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.

*Other Matters

Given the location of the existing garage, alongside the proposed extension, it is considered that there could be some impact on the character of the area and residential amenity in the event that it was used for any other purposes than ancillary to a residential property. As such, it is considered prudent to attach a condition to secure the garage and the extension as ancillary to the host dwelling.

*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 flood risk in the area;
* 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**