OFFICER REPORT

Case No: 25/00737/HHFUL Householder (Full)

Proposal: Single storey outbuilding to the rear garden

Location: 20 Kings Road St Neots PE19 1LD

Applicant: Mr Titus Evans

Grid Ref: 518903 260568

DESCRIPTION OF SITE AND APPLICATION

The site comprises of a two-storey detached dwellinghouse located in a well-established residential area in St Neots. The site is within the St Neots Conservation Area. There are no other constraints relevant to the site.

The application seeks planning permission for a single-storey outbuilding to the rear garden.

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;
* achieving well-designed places;
* conserving and enhancing the natural environment;
* conserving and enhancing the historic environment.

Planning Practice Guidance and the National Design Guide 2019 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)

LP 11: Design Context
LP 12: Design Implementation
LP 14: Amenity
LP 31: Trees, Woodland, Hedges and Hedgerows
LP 34: Heritage Assets and their settings

Huntingdonshire Design Guide Supplementary Planning Document (2017):
* Place Making Principles - Part 3.7 Building Form

St Neots Neighbourhood Plan 2014-2029 (2016)

St Neots Conservation Area Character Assessment (October 2006)

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

RELEVANT PLANNING HISTORY

None.

CONSULTATIONS

St Neots Town Council support the application – minimum impact on neighbours.

HDC's Conservation Team – This is a single storey construction in the rear of a site in the St Neots Conservation Area. We wish to make no comment on the proposal.

REPRESENTATIONS

Two comments received from neighbouring property No67 Avenue Road:

- Initial comments received on 3rd June asked about the meaning of 'flashing into wall' and what this involves. There were also questions on whether the ventilation holes in the wall between the property and proposed gym will remain.
- It was also stated that the plan for the small gym looks fine apart from the two points raised above.
- Additional comments were received on 6th June to say that following the original comments, conversations had been had with the applicants whereby they discussed the work to be done and there are now no objection at all to the planning application and stated 'I do not think that the proposed 'gym' will affect me adversely at all'.

SUMMARY OF ISSUES

The main issues to consider in the determination of this application are:
- Design and Visual Amenity
- Residential amenity
- Impact on the Conservation Area
- Trees

Design and Visual Amenity

Policy LP 11 of the adopted Local Plan to 2036 states that a proposal will be supported where it is demonstrated that it responds positively to its context and has drawn inspiration from the key characteristics of its surroundings and has regard for the guidance contained within the Design SPD (2017).

The application site is a two-storey Victorian detached dwellinghouse located on Kings Road in St Neots.

The application proposes a single-storey outbuilding to the rear garden of 20 Kings Road. The structure would be attached to the rear wall of the neighbouring property, No. 67 Avenue Road, and constructed on the existing concrete hardstanding. The outbuilding would measure approximately 4 metres in depth, 3 metres in width, with a mono-pitched roof of 2.85 metres in height, and would be used as a gym. Materials include vertical timber cladding stained brown or black, Welsh slate roofing, and black-framed double-glazed windows and doors, with two Velux rooflights. The outbuilding would be sited entirely to the rear with no views from public vantage points.

The proposal by virtue of its siting, scale, size, design and materials would be in keeping with the character and appearance of the host dwelling and the surrounding area.

Overall, it is considered the proposed development is acceptable with regard to design and visual amenity and therefore accords with Policies LP11 and LP12 of Huntingdonshire's Local Plan to 2036.

Residential Amenity

Policy LP14 states that 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 in terms of light, outlook, privacy and noise.

With regards to residential amenity, the proposed outbuilding would be single-storey and located to the rear of the site. The positioning would ensure that there would be no views to windows serving habitable rooms or private amenity space and the inclusion of rooflights would not result in overlooking. Therefore, it is not considered that the proposal would cause any detrimental impact to neighbouring amenity.

As the outbuilding would be attached to the rear wall of the neighbouring property, the applicant is advised that separate approval under the Party Wall etc. Act 1996 may be required. This legislation governs work affecting shared walls or structures on or near a neighbouring property and is independent of the planning permission process. Compliance with the Party Wall Act is the responsibility of the applicant and/or property owner.

Overall, the scale and design of the proposed outbuilding would not result in any adverse impacts in terms of overlooking, loss of light, overbearing impact, or loss of privacy.

The development is therefore considered acceptable and would not have a significant impact upon residential amenity and therefore accords with Policy LP14 of Huntingdonshire's Local Plan to 2036 in this regard.

Impact on Heritage Assets

The 1990 Act gives local planning authorities a general duty to preserve Listed Buildings and to preserve or enhance the character or appearance of Conservation Areas (s.66 and s.72 Planning (Listed Buildings and Conservation Areas) Act 1990). The National Planning Policy Framework December 2024 states that Local planning authorities need to take account of the desirability of sustaining and enhancing the significance of heritage assets (Para 203). The NPPF 2024 also states that great weight should be given to the conservation of a heritage asset.

The application site is within the St Neots Conservation Area. The proposed outbuilding would be considered modest in scale and design with no views from the Conservation Area. Therefore, the proposals would not result in harm to the significance of the St Ives Conservation Area.

It is therefore considered that the proposal accords with the Planning (Listed Buildings and Conservation Areas) Act 1990, NPPF and Local Plan Policy LP34.

Trees

There are two small trees located in close proximity to the proposed outbuilding. These appear to be of low amenity value and are sited in the private rear garden. The applicant has stated that the proposed outbuilding would stand on existing concrete hard standing, which should protect the trees from root damage during construction. The proposal is considered acceptable and is not anticipated to cause any harm to the trees.

The proposal, therefore, accords with LP31 of Huntingdonshire's Local Plan to 2036 (2019) 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 significantly detrimental impact upon the amenity of neighbours;
* Would not have a harmful impact on designated heritage assets.

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 **Robyn Kerrigan**