HUNTINGDONSHIRE DISTRICT COUNCIL

25/00558/HHFUL

OFFICER REPORT

Case No: **25/00558/HHFUL** **Householder (Full)**

Proposal: **Demolish existing outbuilding and replacement with single storey detached garage**

Location: **5 Fen Lane Sawtry Huntingdon**

Applicant: **Mr Wayne Penman**

Grid Ref: **516857 283729**

DESCRIPTION OF SITE AND APPLICATION

The site comprises of a two-storey semi-detached dwellinghouse located in a well-established residential area in Sawtry. There are no constraints relevant to the site.

The application seeks planning permission to demolish existing outbuilding and replacement with a single storey detached garage.

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

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

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

RELEVANT PLANNING HISTORY

None.

CONSULTATIONS

Sawtry Parish Council are happy to approve the application.

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

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).

Fen Lane hosts a number of single and two-storey dwellings of varying designs and sizes. No5 Fen Lane is a two-storey semi-detached dwellinghouse of brick and tile construction with a gravelled front garden area and driveway.

The application seeks permission for the demolition of an existing outbuilding and replacement with a single-storey detached garage. The garage would be set back a substantial amount from the front of the dwelling and would be slightly bigger than the existing outbuilding. The garage would have a shallow pitched roof with an overall height of approx. 3.5 metres. There would be a garage door to the front elevation with a side door on the south-east side elevation. The proposed materials would be grey brick, grey hardie plank cladding, grey concrete roof tiles with a black garage door and grey UPVC door.

The proposed detached garage and materials would be considered acceptable and would not cause any detrimental harm to the character and appearance of the host dwelling or the surrounding area.

The proposal by virtue of its siting, scale, size and design would not cause any detrimental impact to the character and appearance of the host dwelling or 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.

In terms of neighbouring amenity, the proposed detached garage would replace an existing single-storey outbuilding on a similar footprint and would be set back from the host dwelling. The proposed garage would have a shallow pitched roof design sloping away from the boundary between the application site and neighbouring property No3 Fen Lane.

Therefore, given the siting and scale of the proposal, there would be no detrimental harm to neighbouring amenity.

Overall, 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 Huntingdonshire's 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 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 **Robyn Kerrigan**