HUNTINGDONSHIRE DISTRICT COUNCIL

24/02369/HHFUL

OFFICER REPORT

Case No: **24/02369/HHFUL** **Householder (Full)**

Proposal: **Conversion of garage to provide gym and office space and construction of rear conservatory to converted garage.**

Location: **New Manor Farm Sawtry Way Wyton**

Applicant: **Mr Shabbir Hussain Qureshi**

Grid Ref: **528959 272738**

DESCRIPTION OF SITE AND APPLICATION

The application site at New Manor Farm is occupied by a two-storey detached dwellinghouse located along Sawtry Way to the south and is directly to the north of the built-up area of Wyton. The site is considered to be in the countryside and not within or well related to the built-up area of any settlement listed in HDC's Local Plan to 2036. There are no constraints relative to the site.

This application seeks permission for the conversion of the garage to provide gym and office space and construction of rear conservatory to converted garage.

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

During the lifetime of the application, revised plans have been received to correctly reflect that the application does not include the demolition of the stables located on the application site. Given the neutral impact considering that the application description itself does not mention demolition of the stables, on the balance of fairness further consultation on this matter was not considered to be necessary.

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)

LP10: The Countryside
LP11: Design Context
LP12: Design Implementation
LP14: Amenity
LP17: Parking Provision and Vehicle Movement
LP30: Biodiversity and Geodiversity

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)

Houghton and Wyton Neighbourhood Plan 2018-2036 (2018)

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

RELEVANT PLANNING HISTORY

Due to the nature of the application site, there is an there is an extensive planning history associated with it. The history from 1987 onwards is available to view on HDC's Public Access Site. The most recent, relevant planning history is detailed below:

8701742OUT - Erection of agricultural dwelling and farm building Part O.S. 8567, Off Sawtry Way, Houghton, Huntingdon, Cambs (Permission)

8800852REM - Erect a new farm house, Pt.OSP 8567, Sawtry Way, Houghton & Wyton (Details Approved)

9000778FUL - Erection of dwelling Land at New Manor Farm, Sawtry Way, Houghton. (Withdrawn)

0212816S73 - Removal of agricultural occupancy conditions imposed on permission refs: 87/1742 and 88/0852 (Permission)

CONSULTATIONS

Houghton & Wyton Parish Council - Recommend approval, make the following comments:

o While there is no planning reason to object to this application, we believe there are several inconsistences and lack of attention to detail, leading to points that should be clarified before a full decision is made.
o Description on Application Form states - Residential Conversion of Garage and Construction of a Rear Conservatory, yet your planning website describes it as Conversion of garage to provide gym and office space and construction of rear conservatory to converted garage. Is there a difference?
o The house and existing garage are set well back from Sawtry Way.
o The plans do not state whether the existing garage will be demolished or not (they mention stables- see later), but utilise the existing floor footprint, adding a conservatory 3m x 5m to the rear and increasing the overall height of 1.2m to accommodate an office above. Whilst not providing details, the drawings do show gym equipment on the ground floor level.

o The proposal is to use materials to match existing building buff brick, slate roof, UPVC windows.
o There are no tree or hedge impacts
o Residential conversion of the garage will reduce parking from 3 spaces to 2 however, other parking provision is available within the wider New Manor Farm site.
o This is residential conversion therefore has no requirement for biodiversity net gain; however, a preliminary Ecological Appraisal has been submitted with minor recommendations in place and is appropriate.
o There is a little bit of confusion about the stable block in respect of this application: Doc ref 101 Proposed Block Plan And Location Plan shows a stable block to the south which is labelled 'to be retained' but the description and reference plate at the foot of the plans state differently. Can this be clarified, please?
o New Manor Farm is not within the conservation area and whilst outside of built- up area it is not a new residence hence the Neighbourhood Plan is largely silent in respect of any promotion or restrictions

Officer Comments: Officers have taken note of the above comments and have been in contact with the agent, who has submitted revised plans as mentioned in the previous section of this report. This now clearly highlights that the stables will not be affected by the proposed development, and has presented existing garage plans to determine the alterations that are to be made in the conversion. Regarding the Primary Ecological Appraisal, this will be addressed in preceding sections of this report.

REPRESENTATIONS

None received at the time of determination.

SUMMARY OF ISSUES

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

o Appropriateness in the Countryside
o Design and Visual Amenity
o Residential Amenity
o Parking Provision and Vehicle Movement
o Biodiversity

*Appropriateness in the Countryside

Policy LP10 of HDC's Local Plan to 2036 states that all development in the countryside must:

a. seek to use land of lower agricultural value in preference to land of higher agricultural value:
b. recognise the intrinsic character and beauty of the countryside; and
c. not give rise to noise, odour, obtrusive light or other impacts that would adversely affect the use and enjoyment of the countryside by others.

Considering part a., the proposal does not seek to use land of higher agricultural value, with the conversion of the existing garage and a conservatory extension to the rear of the garage, so is acceptable in this regard. Both points b. and c. are considered in the subsequent sections of this report.

*Design and Visual Amenity

The application seeks permission for the conversion of the existing garage to provide gym and office space, with the addition of a conservatory to the rear of the converted garage. Whilst it is

acknowledged that the application site is in the countryside, the dwelling and ancillary garage are set back from Sawtry Way and located behind warehouse units thus have limited visibility from the public realm. Additionally, the proposed conversion of the existing garage does not increase the total floor space of the garage, measuring 7.6 metres in length and 5.2 metres in width. The height of the garage will increase to allow for the creation of office space in the loft, with a pitched roof consisting of dormer windows and a maximum ridge height of 5.9 metres, with eaves at approximately 2.7 metres. The dormer windows are sympathetic with the design of the proposed garage conversion, and are centred with the windows below as set out by HDC's Design Guide (2017). The integration of the garage conversion is further supported by the use of materials which match existing, therefore having a neutral impact on the character and appearance of the existing dwelling and wider area.

Considering the dimensions of the proposed garage conversion and new conservatory with the existing dwelling, the proposal is minor in scale with the conservatory measuring approximately 5 metres in width and 3 metres in length, bringing the total development to 10.6 metres in length. This allows the conversion and conservatory to act subservient to the dwelling, and is integrated well within the application site.

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 type of development proposed, alongside having regard to the location of the dwelling and any adjacent properties, 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.

*Parking Provision and Vehicle Movement

Officers note that the submitted application form details that there will be a reduction in the number of parking spaces from 3no. to 2no. through the conversion of the existing garage. However, considering the number of proposed spaces (2) as a result of the proposal, this is seen as adequate for the dwelling, with sufficient space within the application site for additional off-street parking if required.

Overall, it is concluded that the development is acceptable in terms of its impact on parking provision and vehicle movement, therefore according with Policy LP17 of the Local Plan to 2036.

*Biodiversity

As part of the submitted documents, a Primary Ecological Appraisal has been included. This recommends some biodiversity enhancements for the application site, which are considered acceptable and can help to deliver a net gain in biodiversity, and these shall be secured by condition.

Having regard to this, the proposal will result in no net loss of biodiversity and the inclusion of biodiversity enhancements accords with Policy LP30 of the Local Plan to 2036.

*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 parking provision and vehicle movement;
* Is acceptable with regards to the impact on biodiversity.

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.

If you would like a translation of this document, a large text version or an audio version, please contact us on 01480 388424 and we will try to accommodate your needs.

CONTACT OFFICER:
Enquiries about this report to **Josh France**