OFFICER REPORT

Case No: 25/00161/HHFUL Householder (Full)

Proposal: Erection of single garage (retrospective)

Location: 14 Star Lane Ramsey Huntingdon

Applicant: Mr J Kyprianou

Grid Ref: 528191 285561

DESCRIPTION OF SITE AND APPLICATION

The application site at 14 Star Lane is occupied by a single storey detached bungalow set back from Star Lane to the rear of 14A Star Lane. The application site is in Flood Zone 1 of the Environment Agency's Flood Map for Planning and there are no constraints relative to the site.

This application seeks retrospective permission for the erection of a single 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;
* 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)

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)

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

RELEVANT PLANNING HISTORY

21/01874/FUL - Proposed Bungalow and Garage (Approved)

Officer Comments: This application was submitted as a rear garden development of 14A Star Lane. It is noted that the original approved plans included a garage, however this differs from that of the submitted retrospective plans.

CONSULTATIONS

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

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
- Parking Provision and Vehicle Movement

*Design and Visual Amenity

This application relates to the provision of a garage to a previously approved dwelling under reference 21/01874/FUL. The current proposal consists of the erection of a garage which differs from the plans approved under the prior application. When considering the proposed garage to the existing dwelling, the garage is minor in scale and acts subservient being set to the side of the property. This also maintains the hierarchy of the built form and integrates the garage into the application site. Its integration is supported by the use of materials which match the existing dwelling.

The proposed garage measures approximately 6.2 metres in length and 3 metres in width. This matches that of the approved garage set out in application 21/01874/FUL and is therefore considered acceptable. It has a pitched roof which, whilst the measurements differ from that of the previously approved garage, complements the design of the host dwelling, measuring a maximum ridge height of approximately 4.4 metres with eaves at 2.3 metres.

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 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 have undertaken a site visit, and determine that there is sufficient space for access of a vehicle in and out of the plot, alongside adequate space for the safe manoeuvring of a vehicle both on the site and in and out of the garage. It is also determined that space remains for off-road parking and is sufficient for the scale of the dwelling.

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

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**