HUNTINGDONSHIRE DISTRICT COUNCIL

25/00943/HHFUL

OFFICER REPORT

Case No: **25/00943/HHFUL** **Householder (Full)**

Proposal: **Outbuilding to form garden room, store and home gym**

Location: **Ganymede High Haden Road Glatton**

Applicant: **Mr H Elmadbouh**

Grid Ref: **514902 286232**

DESCRIPTION OF SITE AND APPLICATION

The application site at Ganymede, High Haden Road is occupied by a two and a half-storey detached dwellinghouse located to the west of the village of Glatton, with the site considered to be in the countryside on land outside of the built-up area. The application falls within Flood Zone 1 of the Environment Agency's Flood Map for Planning and there are no constraints relative to the site.

This application seeks permission for the erection of an outbuilding to form garden room, store and home gym.

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

Throughout the lifetime of the application, revised plans have been received to address comments made by HDC's Arboricultural Officer, resulting in a minor alteration in the positioning of the proposed outbuilding within the application site. In this instance, 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)

LP11: Design Context
LP12: Design Implementation
LP14: Amenity
LP30: Biodiversity and Geodiversity
LP31: Trees, Woodland, Hedges and Hedgerows

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

9900440FUL - Erection of a dwelling (Permission)

9900963FUL - Erection of dwelling The Old Piggeries High Haden Road Glatton (Permission)

1100970FUL - Installation of solar panels on south facing rear roof slope (Permission)

22/02159/HHFUL - Erection of detached single storey domestic garage and garden machinery store. (Permission)

CONSULTATIONS

Glatton Parish Council - Recommends refusal, makes comments which are available to view in full on HDC's Public Access Site and are summarised below:

o Previous application (22/02159/HHFUL) was approved at 4.6 metres in height, this is considerably higher and visible.
o The building is within 3m of the ditch running through the edge of the property though the applicant has said it is not within 5m of the ditch.

Officer comments: Officers note the increase in scale compared to the previously approved application, and this is addressed in subsequent sections of this report. Revised plans have also been received which locates the proposed outbuilding further from the ditch, and it is not determined that there will be any detrimental impact on this as a result.

HDC Arboricultural Officer - Support the application following revisions and the submission of additional information, further comments in subsequent sections of this report.

HDC Ecology Officer - No comment 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
- Impact on Trees
- Biodiversity

*Design and Visual Amenity

The application site at Ganymede, High Haden Road is occupied by a large, detached dwellinghouse within a considerable sized plot of land, located to the west of and outside the built-up area of Glatton. The works proposed involve the demolition of the existing garden shed and the erection of a new outbuilding.

When considering the proposed outbuilding, it is noted that the built form is larger in scale and officers acknowledge the concerns raised by the Parish Council regarding the height of the outbuilding being larger than the previously approved outbuilding under reference 22/02159/HHFUL. The outbuilding is to measure 12.1 metres in width and 6 metres in depth, with a pitched roof consisting of a maximum height of 5.9 metres, and eaves at 3.4 metres. However, it is considered that by virtue of the proposed location of the outbuilding set to the rear of the application site and approximately 120 metres away from High Haden Road to the north and not wholly visible from the public realm, this is acceptable, and will not result in any significantly detrimental impacts upon the character or appearance of the area nor would there be any harm on the surrounding landscape. Further, the outbuilding is to be integrated within the application site through the use of materials which match the host dwelling. As such, the proposals are considered acceptable in terms of design and visual amenity in this instance, and by virtue of the proposed location to the rear of the extensive application site alongside the strong boundary treatments, will not have a detrimental impact on the character or appearance of the wider area.

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 location of the proposed outbuilding alongside having regard to the separation and distance to the nearest properties and the village of Glatton, 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.

*Impact on Trees

Whilst no trees are afforded formal protection, nor is the application site within a Conservation Area, it is noted that there is extensive tree cover to the south of the application site which contributes largely to the green character of the surrounding area and provides strong boundary treatments for the application site. Further, the proposals involve works within the vicinity of these trees, and as such, HDC's Arboricultural Officer has been consulted, with their comments available to view in full on HDC's Public Access Site and are summarised below.

Initially, the Arboricultural Officer raised concerns with the proposal, with the proposed outbuilding originally intended to be in a location which would impact a large group of trees. From this, an

Arboricultural Impact Assessment was submitted to the LPA, which presented the removal of a number of 'B' grade trees which are established and healthy. Guidance within Huntingdonshire's Local Plan, specifically Policy LP31, states that development proposals must retain and protect existing trees, especially those of high Arboricultural or landscape value. As these trees contribute positively to the character and landscape of the surrounding area, it was advised that the outbuilding should be relocated to allow for the retention of the trees on site. As a result, revised plans have been received which has altered the position of the proposed outbuilding, which is much improved and welcomed by the Arboricultural Officer. Further, a Tree Protection Plan presenting acceptable protection measures has also been submitted and ensures the retention of the trees which make a valuable contribution to the application site and wider landscape, of which shall be secured by condition.

Therefore, having regard to the above, the development is considered to be acceptable with regard to its impact on trees and accords with Policy LP31 of the Local Plan to 2036.

*Biodiversity

Policy LP30 of Huntingdonshire's Local Plan to 2036 states that a development should ensure no net loss in biodiversity and achieve a net gain where possible. The application form details that the proposal would be exempt from Biodiversity Net Gain legislation as it would fall within the de minimis category and the LPA view aligns with this. In addition, given the existing use of the site as well as the nature and scale of the works proposed, it is considered that achieving a net gain would be challenging. Further, it is noted that the submitted Preliminary Ecological Appraisal presents that the site and existing outbuilding, to be demolished to make way for the proposals, has negligible suitability for roosting bats and is of low value for protected species. However, the Ecological Appraisal puts forward biodiversity enhancement measures which are welcomed by the LPA and shall be secured by condition.

Having taken the above into account, with the proposal resulting in no net loss of biodiversity and proposed enhancement measures are to be implemented as part of the development, it therefore accords with Policy LP30 of the 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 harmful impact upon the character and appearance of the area;
* Would not have a significantly detrimental impact upon the amenity of neighbours;
* Is acceptable with regards to its impact on trees;
* 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.

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