OFFICER REPORT

Case No: 25/00642/HHFUL Householder (Full)

Proposal: Erection of timber storage shed

Location: 62 Queensway St Neots PE19 1EL

Applicant: Mr Nyasha Sagwete

Grid Ref: 518693 261116

DESCRIPTION OF SITE AND APPLICATION

The dwelling is a two storey end of terrace red brick semi-detached property within a residential area of St Neots.

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

The site is situated in flood zones 2 and 3 and there are no designated heritage assets in the vicinity.

The application is for the erection of a timber storage shed.

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 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)
LP5: Flood Risk
LP11: Design Context
LP12: Design Implementation
LP14: Amenity

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

St Neots Neighbourhood Plan 2014-2029 (2016)
* Policy A3 – Design

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

PLANNING HISTORY

79/01225/FUL – Extension to dwelling – permission granted 06.09.1979
1006492PDE - Dropped kerb and creation of vehicular access; demolition and replacement wall and installation of gates – planning permission not required – 15.06.2010

CONSULTATIONS

St Neots Town Council recommends approval. It is considered that the proposal would assimilate itself to the existing part of town.

REPRESENTATIONS

No objections received at time of determination.

SUMMARY OF ISSUES

The main issues to consider in the determination of this application are:
- Design and Visual Amenity
- Residential amenity
- Flood Risk

*Design and Visual Amenity

Policies LP11 and LP12 of the Huntingdonshire Local Plan to 2036 state that developments should respond positively to their context, draw inspiration from the key characteristics of its surroundings and contribute positively to the area's character and identity.

The proposal is for the erection of a timber storage shed. It is positioned to the front of the building line; however, it is located behind an existing side close boarded wooden fence and is adjacent to an existing garage block. The storage shed it to be constructed of cedral horizontal timber boarding in grey with a flat felt roof. It will be largely obscured by the existing fence.

Therefore, overall, it is considered that the scale, bulk and design of the development complement the host building and would not harm the general character of the area. The proposal, therefore, accords with LP11 and LP12 of Huntingdonshire's Local Plan to 2036 (2019) and Policy A3 of the St Neots Neighbourhood Plan 2014-2029 (2016) in this regard.

*Residential Amenity

Policy LP14 of the Local Plan to 2036 states 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.

The storage shed is set in from the side northern boundary by 1 metre and is 2.2 metres to the ridge, rising to 2.45 metres at the highest point. It is noted that the side boundary treatment is a standard 1.8 metre high close boarded fence, with the garden. Therefore, due to the height and position of the proposed storage shed, set in from the boundary, it is considered that there will be

no significant detrimental impact upon the residential amenity of the neighbouring property to the north to warrant a refusal of the application.

Therefore, overall, the development is considered acceptable in terms of overshadowing, overlooking, loss of privacy, loss of light and would not have a significant impact upon residential amenity. The proposal, therefore, accords with LP14 of Huntingdonshire's Local Plan to 2036 (2019) in this regard.

*Flood Risk

National guidance and Policy LP5 of the Local Plan to 2036 seek to steer new developments to areas at lowest risk of flooding and advises this should be done through application of the Sequential Test, and if appropriate the Exceptions Test (as set out in paragraphs 165-175 of the NPPF (2023)).

The land that the application site forms part of is liable to flood. The proposed development is considered 'minor development' and therefore is not subject to the Sequential or Exception Tests as detailed in the NPPF. The application should however still meet the requirements for site specific flood risk assessments. The application includes the Environment Agency's flood risk assessment matrix, the measures proposed in the matrix are considered appropriate and reasonable for the scale of development proposed and can be secured by condition. As such, the development is considered compliant with LP5 of Huntingdonshire's Local Plan to 2036 and the NPPF 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;
* Would not adversely affect flood risk in the locality.

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 **Olivia Manton**