HUNTINGDONSHIRE DISTRICT COUNCIL

25/00960/HHFUL

OFFICER REPORT

Case No: **25/00960/HHFUL** **Householder (Full)**

Proposal: **Extension of existing garage forming workshop, office and gym.**

Location: **14 Elizabeth Way Colne Huntingdon**

Applicant: **Mr Isaacs**

Grid Ref: **537567 276084**

DESCRIPTION OF SITE AND APPLICATION

The application site at 14 Elizabeth Way is occupied by a two-storey semi-detached dwellinghouses located in a residential area within Colne. The 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 permission for the extension of existing garage forming workshop, office and gym.

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

7600822FUL - ERECTION OF 37 DWELLINGS AND 43 GARAGES PLOTS 9 - 45 OSP EAST STREET COLNE (Permission)

0302148FUL - Extension and alterations to dwelling (Permission)

CONSULTATIONS

Colne Parish Council - Objection, makes the following comments:

- Insufficient information to make a clear decision on the application
- Seems to be a sizeable structure in a small area
- Not clear on the intended use

Officer comments: Officers note the above comments, and are discussed in subsequent sections of this report. The intended use is clear on the submitted plans, with the extension to accommodate a workshop, office and gym, and a condition will be applied to ensure that this is used as ancillary to the main dwelling.

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

The application site at 14 Elizabeth Way is occupied by a two-storey semi-detached dwellinghouse located within a residential area in Colne. The application seeks permission for proposed extensions to the existing garage to form a workshop, office and gym.

When considering the form of the proposed garage extension to the existing garage and its surroundings, whilst the proposals are large in scale, it is noted that this is similar in scale to and will adjoin with the recently approved annexe and garage extension at the adjacent property at No. 15 Elizabeth Way, approved under planning reference number 25/00590/HHFUL, and is therefore not uncharacteristic of the area. Considering the extension of the garage to the front, whilst this is to project forward of its existing front elevation, its location means that it is still set back from the street and therefore does not result in a detrimental impact on the character or appearance of the

area. Whilst it is acknowledged that, due to the design of the proposals, the additional extension serving the workshop, office and gym will be visible from the street and is located beyond the primary elevation of the host dwelling, by virtue of its location it is not considered that there will be any significant visual impact on the overall appearance of the street scene, alongside taking into account the existing built form and appearance of the application site.

The proposed garage and extension will have a combined length of approximately 10 metres. The garage will retain its existing width of 2.5 metres, while the overall width of the garage and extension together will measure approximately 10 metres. The extension will project 3.7 metres beyond the rear of the existing garage and will have a maximum width of 7.4 metres. Both elements are designed with a flat roof reaching a height of approximately 2.8 metres, consistent with the approved annexe and garage extension at No. 15. The extension will be visually integrated into the site through the use of materials that match the existing built form, which is considered acceptable in terms of design and character. Although the extension is proposed to be built up to the site boundary, there is no encroachment onto neighbouring land. To ensure this is the case and prevent any potential overhang, a condition will be imposed requiring that windows on the northern elevation are inward opening, ensuring they do not extend beyond the site boundary.

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 garage extension in regard to the application site and adjacent dwellings, alongside having regard to the proximity and separation to these dwellings, it is not considered that there would be any unacceptable material impacts in terms of overbearing or loss of light. It is also considered, when taking into account the locations of the windows proposed as part of the extension, that there would not be any overlooking or loss of privacy to neighbouring properties.

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

When considering the proposed dimensions of the garage extension, this does not meet the internal garage design measurements which are set out in Huntingdonshire's Design Guide (2017), to allow the parking of a car, however the existing garage on site also does not meet this standard. It is noted that the remaining hardstanding outside the garage extension would allow space for off-street parking, and as such this is considered to be acceptable in terms of sufficient parking provision.

Overall, the development being considered is acceptable with regard to parking provision and vehicle movement, and will not be detrimental to highway safety in the locality. It therefore accords with Policy LP17 of the Local Plan.

*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**