HUNTINGDONSHIRE DISTRICT COUNCIL

25/00200/HHFUL

OFFICER REPORT

Case No: **25/00200/HHFUL** **Householder (Full)**

Proposal: **1st floor extension over garage with part garage conversion and balcony to rear.**

Location: **2 Newman Court Hemingford Grey Huntingdon**

Applicant: **Mr M Lombardi**

Grid Ref: **529460 270183**

DESCRIPTION OF SITE AND APPLICATION

The application site at 2 Newman Court is occupied by a two-storey detached dwellinghouse located in a residential area within Hemingford Grey. The site is in Flood Zone 2 of the Environment Agency's Flood Map for Planning.

This application seeks permission a first-floor extension over the existing garage with part garage conversion and balcony to the rear.

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)

LP5: Flood Risk
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)

Huntingdonshire Strategic Flood Risk Assessment (2024)

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

RELEVANT PLANNING HISTORY

9401434FUL - Residential development of 70 dwellings (3.72 HA) (Permission)

9700454FUL - Change of house types (11 houses) (Permission)

CONSULTATIONS

Hemingford Grey Parish Council - Recommend refusal, makes the following comments:

- Contrary to the Local Plan as the plans indicate it would be a new dwelling.
- There is no information provided on parking, waste bin storage or amenity space.
- The impact on neighbouring properties including overlooking on White Rock, Long Lane.
- The size means loss of light and overlooking onto 1 Newman Court.

Officer comments: Officers note that the proposal consists of a first-floor extension and garage conversion, with the resultant creation of an annexe which is part of the existing dwelling. As such, this does not indicate that the development would be a new dwelling and therefore, as an annexe, it can be reasonably expected to share the same parking, waste bin storage and amenity space as the host dwelling. The impact on neighbouring properties will be discussed in preceding sections of this report.

REPRESENTATIONS

White Rock, Long Lane - Objection, makes comments which are summarised below:

- Whilst there are no objections to most of the application, we are concerned that the balcony proposed would cause privacy issues for our property
- Properties on Newman Court are built on a higher level than White Rock and land on Long Lane. The proposed balcony would see directly over our boundary and have line of sight into windows at the rear of our property. These include kitchen/ living space and bedrooms.
- It would also overlook our back garden, and due to the raised position, there would be nothing we could do or grow to restrict this.
- A balcony is somewhere to spend a considerable amount of time, and any breaches of our privacy are to be of a significant length.

1 Newman Court - Objection, makes comments which are summarised below:

- Request council reject the proposal on the material planning considerations that the proposed extension would significantly overshadow our property and cause a significant loss of daylight and sunlight to both our house and garden.

o The garage at number 2 Newman court forms the boundary with our property, there is no gap, with the proposed extension close to our house and garden. The garage is already an imposing structure and elevating this further would overshadow our house and garden.
o In summary the significant overshadowing and loss of daylight would impact our dining room, kitchen/diner, 2 upstairs bedrooms, the patio and garden.

Officer comments: officers have made note of the above comments by both, and they will be directly addressed in subsequent sections of this report.

SUMMARY OF ISSUES

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

- The Principle of Development
- Design and Visual Amenity
- Residential Amenity
- Flood Risk
- Parking Provision and Vehicle Movement

*The Principle of Development

When considering the type of development proposed as an annexe, it is necessary to consider its relationship with the host dwelling. With the annexe sharing a common entrance with the existing house, as well as internal connections, it is considered that the development is acceptable in principle. To support this, a condition will be recommended accordingly, in order to secure its function as ancillary to the host dwelling and to not be independently let or disposed of.

*Design and Visual Amenity

The application site at 2 Newman Court is occupied by a two-storey detached dwelling located within a late 90s residential development in Hemingford Grey. The proposal consists of a first-floor extension over the existing garage with a part garage conversion and the erection of a balcony to the rear. When considering the proposed garage conversion and the scale of the first-floor extension with regards to the form of the existing dwelling, the development is minor in scale and is considered that it acts subservient to the dwelling. This is due to the maximum ridge height of the extension being set down lower than that of the host dwelling, at approximately 6.7 metres, and eaves at 3.8 metres. The extension integrates well within the existing dwelling as a result of this, alongside the pitched roof design which mimics the original garage, as well as the use of external materials to match existing. Considering the garage conversion, the removal of the existing garage door and replacement with UPVC windows which match the existing dwelling further integrates the proposal within the application site. As such, the proposed extension and garage conversion is acceptable with regards to the design and has a neutral impact upon the character and appearance of the street scene.

The proposed balcony is set to the rear of the property, and whilst it is visible from the rear on Long Lane, its impact on the character and appearance on the wider area is minimal. This is due to the scale of the balcony in comparison to the rest of the dwelling, with it integrating well within the application site. Additionally, the materials used for the balcony including a glass balustrade presents the balcony as a modern feature, and this is considered acceptable with regards to design.

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

Objections from neighbouring properties will be directly addressed in this section of the report. Given the separation of 2 Newman Court and White Rock located along Long Lane, it is not considered that there will be any unacceptable impacts with regard to loss of privacy and overlooking from the proposed balcony. This is due to the physical separation of 25 metres from both the application site's boundary and the boundary of White Rock, as well as approximately 60 metres from the proposed location of the balcony at 2 Newman Court to the nearest point of the dwelling occupying White Rock. It is not considered that views from the proposed balcony at this distance will impact the privacy of White Rock, and would also not have a significant impact on the residential amenity of the occupiers. As such, the proposed balcony to the rear of the dwelling at 2 Newman Court will not have a detrimental impact upon residential amenity and is considered acceptable in this regard.

Taking into account concerns from 1 Newman Court, it is noted that a 45-degree test has determined that part of the eastern edge of the proposed extension will be in the views out from 1 Newman Court. However, detail submitted highlights that the majority of main outdoor living space for 1 Newman Court already lies directly behind the existing garage of the application site, so the proposed extension would not cause a material level of new overshadowing or overbearing impacts as to warrant the refusal of planning permission. Officers note that the proposed first floor element would remain set back from the boundary, would have dropped eaves, and would be a ridge lower than that of the dwelling’s existing secondary gable. The extension is to be set back 2.9 metres from the boundary edge, and with the location of the existing garage, views of the extension will be minimal from the rear of 1 Newman Court. As mentioned previously, it is noted that a small part of the extension will be visible from the first-floor views of 1 Newman Court after considering a 45-degree test as highlighted in Huntingdonshire's Design Guide (2017). However, views of the existing garage can already be seen from the first floor, and with the maximum ridge height of the extension 1.4 metres higher than the maximum ridge height of the existing garage alongside being set back from the boundary of the application site, it is not considered that the proposal will have a detrimental impact on the neighbouring property when taking into account daylight and overshadowing. As such, and in line with Huntingdonshire's Design Guide, the proposed extension is considered acceptable with regards to its impact on the level of daylight and overbearing 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.

*Flood Risk

The application site lies within Flood Zone 2, as thus is liable to flood. It is noted that as the proposal would be considered 'minor development' as per the NPPF (2024), it is therefore not subject to Sequential or Exception Tests. The NPPF however does state that a Site-Specific Flood Risk Assessment should accompany applications for development within Flood Zone 2, which in this case has been provided and presents mitigation measures which are considered acceptable for the proposal. Officers have also taken into consideration the type and scale of the development and it is considered that the scale of development would not result in significant issues in terms of surface water or altering flood risk when taking into account the surrounding area.

Therefore, taking the above into account the development is considered to be acceptable with regard to its approach to flooding and will not (given its scale and use) result in an increased risk of flooding in the locality. It therefore accords with Policy LP5 of the Local Plan to 2036.

*Parking Provision and Vehicle Movement

It is noted that the loss of one of the existing two garages from the proposed conversion will result in the loss of 1 parking spaces for the application site. However, officers have undertaken a site visit and from this, alongside the submitted plans, note that the driveway has adequate space for at least 2 vehicles and manoeuvring off of the drive. When considering the size of the dwelling and noting the parking for other dwellings in the vicinity, this is considered acceptable and is consistent with the number of off-road parking spaces for dwellings in the immediate area. It is therefore considered that the proposed garage conversion is acceptable with regards to parking provision and is in line with Policy LP17 of Huntingdonshire's 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 flood risk in the area;
* 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.

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