HUNTINGDONSHIRE DISTRICT COUNCIL

24/02113/HHFUL

OFFICER REPORT

Case No: **24/02113/HHFUL** **Householder (Full)**

Proposal: **Erection of garden room to rear to replace existing conservatory**

Location: **9 Link Drive Brampton Huntingdon**

Applicant: **Mr Alistair Reed**

Grid Ref: **520062 271456**

DESCRIPTION OF SITE AND APPLICATION

The application site at 9 Link Drive is occupied by a two-storey detached dwellinghouse located within a residential area in Brampton. There are no constraints relative to the site.

This application seeks permission for erection of a garden room to the rear to replace the existing conservatory.

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

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

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

RELEVANT PLANNING HISTORY

None relevant.

CONSULTATIONS

Brampton Parish Council - Recommend approval providing new materials match existing as closely as possible.

Officer Comment: The submitted Application Form includes a list of proposed materials to be used in the development. As these include materials to match existing, this will be secured by a condition.

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

* Design and Visual Amenity

The application seeks permission for the replacement of the existing conservatory with the erection of a garden room. Considering the proposed dimensions to the form of the existing dwelling and conservatory, the garden room is minor in scale with its dimensions extending 0.6 metres further to the rear of the dwelling. It has a relatively shallow pitched roof, measuring a maximum ridge height of 3.3 metres with eaves at 2.3 metres. Whilst the garden room extends further to the rear than the that of the existing conservatory, due to the proposed location it is considered that this will not impact the visual amenity of the street scene and fits comfortably within its surroundings. Therefore, it is considered that the demolition of the existing conservatory and erection of the proposed garden room would have a neutral impact on the wider area. This is further supported by the integration of the garden room within the application site by the proposed use of materials to match existing. Therefore, both the design and materials would respect the character and appearance of both the existing dwelling and the surrounding 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 scale and location of the extension at the rear of the dwelling in place of the current conservatory, and having regard to the proximity and separation to the adjacent dwellings, 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 regarding loss of privacy or overlooking.

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 Huntingdonshire's 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.

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**