OFFICER REPORT

Case No: 25/01090/HHFUL Householder (Full)

Proposal: Demolition of garden shed and erection of garden room outbuilding

Location: 13 Rideaway Drive Hemingford Abbots Huntingdon

Applicant: Carl and Livia Poelking

Grid Ref: 528174 270842

DESCRIPTION OF SITE AND APPLICATION

The application site at 13 Rideaway Drive is occupied by a two-storey semi-detached dwellinghouse located within a residential area in Hemingford Abbots. The site located within the Hemingfords Conservation Area, and there is a Tree Preservation Order (TPO) to the south of the site. The application site also falls within Flood Zone 2 of the Environment Agency's Flood Map for Planning.

This application seeks permission for the demolition of garden shed and erection of garden room outbuilding.

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

Throughout the lifetime of the application, the description of the application has been revised and revised plans have been received to address comments made by HDC's Arboricultural Officer. In this instance, on the balance of fairness, re-consultation to neighbours and the Parish Council was 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)

LP5: Flood Risk
LP11: Design Context
LP12: Design Implementation
LP14: Amenity
LP31: Trees, Woodland, Hedges and Hedgerows
LP34: Heritage Assets and their Settings

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)

The Hemingfords Conservation Area Character Assessment (2008)

Huntingdonshire Strategic Flood Risk Assessment (2024)

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

RELEVANT PLANNING HISTORY

98/00021/FUL - Extension to dwelling 13 Rideaway Drive Hemingford Abbots (Permission)

99/01338/FUL - Erection of garage (Permission)

CONSULTATIONS

Hemingford Abbots Parish Council - Neither for nor against application.

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

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
- Impact on Heritage Assets
- Residential Amenity
- Flood Risk
- Impact on Trees

*Design and Visual Amenity

The application site at 13 Rideaway Drive is occupied by a thatched, semi-detached dwellinghouse located within a residential area in Hemingford Abbots and falls within the Hemingfords

Conservation Area. The works proposed involve the demolition of the existing garden shed and the erection of a new outbuilding.

When considering the built form of the proposed outbuilding, this is minor in scale and in terms of its location within the application site and not 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. The outbuilding is to measure 2.7 metres in width and 7 metres in length, with a pitched roof consisting of a maximum height of 3.4 metres, and eaves at 2.5 metres. Considering the proposed materials, these are sympathetic of the surrounding area and the numerous white, thatched dwellings located along Rideaway Drive including the dwelling within the application site. As such, the proposals are considered acceptable in terms of design and visual amenity and enhances the appearance of the application site.

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.

*Impact on Heritage Assets

As detailed above, the site is located within the Hemingfords Conservation Area. As such, it should be regarded that:

Section 72 of the Planning (LBCA) Act 1990 states that special attention shall be paid to the desirability of preserving or enhancing the character or appearance of a Conservation Area.

Section 66 of the Planning (LBCA) Act 1990 states that in considering whether to grant planning permission for development which affects a listed building or its setting, the Local Planning Authority shall have special regard to the desirability of preserving the building or its setting or any features of special architectural or historic interest which it possesses.

Para. 212 of the NPPF sets out that 'When considering the impact of a proposed development on the significance of a designated heritage asset, great weight should be given to the asset's conservation (and the more important the asset, the greater the weight should be). This is irrespective of whether any potential harm amounts to substantial harm, total loss or less than substantial harm to its significance'.

Para. 213 states that 'Any harm to, or loss of, the significance of a designated heritage asset (from its alteration or destruction, or from development within its setting), should require clear and convincing justification'

Local Plan policy LP34 aligns with the statutory provisions and NPPF advice.

Whilst it is noted that the application site falls within the Hemingfords Conservation Area, as mentioned in preceding sections of the report, and having undertaken a site visit, officers highlight that views of the proposals from the Conservation Area and from the street is minimal due to the development taking place to the rear of the dwelling and application site. Further, the development is considered to be sympathetic and in character with the host dwelling and the surrounding area. As such, the proposals are considered to be acceptable and do not have any significant impacts upon the designated heritage assets.

Therefore, having regard to the above considerations, the development is considered to be acceptable with regard to its impact on the designed heritage assets and therefore accords with Policy LP34 of the Local Plan, the Planning (Listed Buildings and Conservation Areas) Act 1990 and the provisions of the NPPF (2024).

*Residential Amenity

Given the scale and location of the proposed outbuilding alongside having regard to the separation and distance to adjacent properties, 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.

*Flood Risk

The application site lies in Flood Zone 2, and 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 whilst in this case has not been provided, officers have considered the type and scale of the proposed outbuilding, and it is considered that the proposals 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 broadly 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.

*Impact on Trees

It is noted that there is extensive tree cover to the south of the application site and surrounding area which contributes largely to the green character of the Conservation Area. Further, there is a TPO to the south east of the site (012/00). 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 entirety of the development within the canopy and root protection areas (RPAs) of various trees, which would increase pressure for pruning and removal of mature trees and the encroachment was not considered essential. However, revised plans and Arboricultural Surveys have since been submitted to the LPA. Whilst the proposed outbuilding does encroach into the RPA of a mature tree to the rear of the site, its impact should be minimal, and therefore the proposal is considered acceptable in terms of impacts on trees. Further, a Tree Protection Plan presenting acceptable protection measures has also been submitted and ensures the retention of the important trees which make a valuable contribution to the Conservation Area, of which shall be secured by condition. It must also be noted that no trees are to be removed or altered as part of the proposals.

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.

*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 designated heritage assets;

* Would not have a significantly detrimental impact upon the amenity of neighbours;
* Would not have a detrimental impact upon flood risk in the vicinity;
* Is acceptable with regards to its impact on trees.

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**