HUNTINGDONSHIRE DISTRICT COUNCIL

24/02390/HHFUL

OFFICER REPORT

Case No: **24/02390/HHFUL** **Householder (Full)**

Proposal: **Replacement of existing conservatory roof.**

Location: **10 Linden Grove Godmanchester Huntingdon**

Applicant: **Mrs Marriot**

Grid Ref: **524653 270594**

DESCRIPTION OF SITE AND APPLICATION

10 Linden Grove is a two-storey semi-detached dwellinghouse located in a well-established residential area in Godmanchester. The site is within the Godmanchester Conservation Area and falls within Flood Zone 3.

The application seeks planning permission for the replacement of the existing conservatory roof.

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;
* achieving well-designed places;
* conserving and enhancing the natural environment;
* conserving and enhancing the historic environment.

Planning Practice Guidance and the National Design Guide 2019 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)

LP 5: Flood Risk
LP 11: Design Context
LP 12: Design Implementation
LP 14: Amenity

LP 34: Heritage Assets and their Settings

Godmanchester Neighbourhood Plan 2017-2036

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

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

RELEVANT PLANNING HISTORY

97/00734/FUL - Extension to dwelling, erection of garage & formation of new vehicular access, replacement boundary wall – REFUSED

98/00124/FUL - Extension to dwelling – PERMISSION

99/00018/FUL – Extension to dwelling – PERMISSION

00/01237/FUL – Erection of conservatory – PERMISSION

16/02207/HHFUL - Single storey kitchen extension to side of house - PERMISSION

CONSULTATIONS

Godmanchester Parish Council support the application.

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
- Impact on Heritage Assets
- Flood Risk

Design and Visual Amenity

Policy LP 11 of the adopted Local Plan to 2036 states that a proposal will be supported where it is demonstrated that it responds positively to its context and has drawn inspiration from the key characteristics of its surroundings and has regard for the guidance contained within the Design SPD (2017).

Linden Grove hosts a variety of dwellings using a range of materials. No10 is a two-storey semi-detached dwelling of brick and tile construction with cream render and red brick detailing. The conservatory is located to the rear of the dwelling.

The proposal seeks to replace the existing grey roof panels to the conservatory with a carbon grey replica tiled roof. The proposal by virtue of its siting, scale, size and design would not cause any detrimental impact to the character and appearance of the host dwelling or the surrounding area. Officers note that the proposed replacement roof would also have permitted development fallback under Schedule 2, Part 1, Class C.

Overall, it is considered the proposed development is acceptable with regard to design and visual amenity and therefore accords with Policies LP11 and LP12 of Huntingdonshire's Local Plan to 2036.

Residential Amenity

Policy LP14 states that 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 in terms of light, outlook, privacy and noise.

With regards to neighbour amenity, the proposal is to replace the roof on an existing conservatory. Given the nature of the proposal, the replacement roof 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.

The proposal is therefore in accordance with Policy LP14 of the Local Plan to 2036.

Impact on Heritage Assets

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.

The 1990 Act gives local planning authorities a general duty to preserve Listed Buildings and to preserve or enhance the character or appearance of Conservation Areas (s.66 and s.72 Planning (Listed Buildings and Conservation Areas) Act 1990). The National Planning Policy Framework December 2023 states that Local planning authorities need to take account of the desirability of sustaining and enhancing the significance of heritage assets (Para 203). The NPPF 2023 also states that great weight should be given to the conservation of a heritage asset.

The application site sits within the Godmanchester Conservation Area and Grade II Listed Buildings No's 4 & 5 Cambridge Street are sited to the south-west. The proposed replacement conservatory roof would be considered in keeping with the character and appearance of the Conservation Area and by virtue of its design and siting, would not have a detrimental impact upon the character and appearance of the Conservation Area or the nearby Grade II Listed Buildings.

It is therefore considered that the proposals would not result in unacceptable harm to the Grade II Listed Buildings, or the Godmanchester Conservation Area and the proposals accord with the Planning (Listed Buildings and Conservation Areas) Act 1990, NPPF and Local Plan Policy LP34.

Flood Risk

Whilst the dwelling does lie within Flood Zone 3, the works proposed are considered to be minor development as per the NPPF (2024). Whilst generally the Environment Agency's Flood Risk Matrix and Flood Mitigation Measures should be provided for minor development such as this, in this case, given that it relates to the replacement of a roof a pragmatic approach has been adopted and it is concluded that the development is acceptable with regard to flood risk and therefore broadly accords with Policy LP5 of the 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 significantly detrimental impact upon the amenity of neighbours;
* Would not have a harmful impact on designated heritage assets;

* Would not result in an increased risk of flooding 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 **Robyn Kerrigan**