HUNTINGDONSHIRE DISTRICT COUNCIL

24/02020/HHFUL

OFFICER REPORT

Case No: **24/02020/HHFUL** **Householder (Full)**

Proposal: **Single/two storey side extension, first floor side extension, rear veranda and raised deck, renewable energy apparatus, car port against outbuilding and ancillary development.**

Location: **63 Meadow Road Great Gransden Sandy**

Applicant: **Mrs Kathleen Dyke**

Grid Ref: **526248 255964**

DESCRIPTION OF SITE AND APPLICATION

The property is a two storey detached brick house set within a generous plot in a rural location to the west of Great Gransden village. It is surrounded by agricultural land and areas of woodland on all sides.

The property is accessed via a long drive and is of limited visibility from the public realm. It is located within flood zones 2 and 3. There are no designated heritage assets in the vicinity.

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

The application is for a single/two storey side extension, first floor side extension, rear veranda and raised deck, renewable energy apparatus, car port against outbuilding and ancillary development.

NATIONAL GUIDANCE

The National Planning Policy Framework (12th 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 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
LP30: Biodiversity and Geodiversity
LP31: Trees, Woodland, Hedges and Hedgerows

Planning Practice Guidance is also relevant and a material consideration.

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

Great Gransden Neighbourhood Plan 2021-2036 (March 2023)
*G3 – Local Character and Design
*G4 – Development, Landscape Character and Valued Views
*G5 – Conserving and enhancing Great Gransden's Conservation Area

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

PLANNING HISTORY

7700859OUT – Dwelling Glass Houses and Farm – Refused 21.11.1977
7801845POTHER – Farmhouse – consent granted 23.02.1979
22/01381/CLED - Application is for 'dwelling house without any occupancy restrictions'. Continued occupation in excess of 10 years in breach of ref: 33H0859/77 condition no 7.4 (relating to reserved matters permission ref:33H1845/78D.) – consent granted 19.08.2022
22/02358/S73 - Removal of condition 4 (Agricultural Occupancy) for 7700859OUT – permission granted 10.01.2023

CONSULTATIONS

Great Gransden Parish Council recommends approval. It is considered that the proposals are not intrusive as the property is set back well from the road.

REPRESENTATIONS

No comments 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
- Biodiversity and Geodiversity
- Trees, Woodland, Hedges and Hedgerows
- Flood Risk

*Design and visual amenity

Policies LP11 and LP12 of the Huntingdonshire Local Plan to 2036 state that developments should respond positively to their context, draw inspiration from the key characteristics of its surroundings and contribute positively to the area's character and identity.

The proposal is for a single/two storey side extension, first floor side extension, rear veranda and raised deck, renewable energy apparatus, car port against outbuilding and ancillary development.

The proposed development will add a two storey side extension to the west facing side elevation, providing a ground floor bedroom and ensuite and a master bedroom with ensuite to the first floor. The first floor side extension to the east facing elevation will provide a further bathroom and dressing room to a first floor bedroom. It is subservient to the main original property and set back from the front elevation, maintaining the hierarchy of the built form and forms a subordinate relationship with the host dwelling. The front elevation of the dwelling will retain the original appearance with the additions constructed of matching materials. The two storey side extension is designed with a gable projection to the rear. Whilst it will change the existing appearance of the property, it is accepted that it will be of limited visibility at the rear of the property and is therefore acceptable. The rear veranda and raised deck area to the rear of the property will face out towards the large garden and agricultural land beyond. Due to the isolated nature of the location this will have limited visibility and will not result in any detrimental impact on the character of the area.

It is noted that an existing garage is to be removed, creating more space for a series of storage areas and log stores to the west facing side elevation.

A car port is to be added to the south facing side elevation of an existing outbuilding. This replaces a previous car port and will largely be obscured by the outbuilding and is therefore accepted.

Matching materials are to be used throughout the construction which will help the additions to blend in with the existing main property and outbuilding.

Solar panels and an air source heat pump are proposed. The location and noise levels of the air source heat pump meets the requirements of Permitted Development, where planning permission would not be required and is therefore accepted. Similarly, the solar panels would also be acceptable under Permitted Development.

Therefore, it is considered that given the size and location of the plot, the scale, bulk and design of the development complements the host building and would not harm the general character of the area. The proposal, therefore, accords with LP11 and LP12 of Huntingdonshire's Local Plan to 2036 (2019) and Policies G3, G4 and G5 of the Great Gransden Neighbourhood Plan 2021-2036 (March 2023) in this regard.

*Residential Amenity

Policy LP14 of the Local Plan to 2036 states 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.

There are no dwellings adjacent to the property. Therefore, due to the isolated location of the dwelling, there will be no impact in terms of residential amenity on neighbouring properties. Therefore, the development is considered acceptable in terms of overshadowing, overlooking, loss of privacy, loss of light and would not have a significant impact upon residential amenity. The proposal, therefore, accords with LP14 of Huntingdonshire's Local Plan to 2036 (2019) in this regard.

*Biodiversity and Geodiversity

Policy LP30 of the Local Plan to 2036 states that a proposal will be required to demonstrate that all potential adverse impacts on biodiversity and geodiversity have been investigated. A proposal will ensure no net loss in biodiversity and provide a net gain where possible, through the planned retention, enhancement and creation of habitats and wildlife features, appropriate to the scale, type and location of development.

A Preliminary Ecological Appraisal (PEA) was conducted of the site and has reported that the proposed work will have negligible negative impacts on ecological features, with no ecological impediments to construction or demolition. No further surveys are required. The recommendations, mitigation and biodiversity enhancements suggested in the PEA will be secured by condition.

Therefore, notwithstanding the required condition, the proposals are considered to accord with Policy LP30 of Huntingdonshire's Local Plan to 2036.

*Trees, Woodland, Hedges and Hedgerows

Policy LP31 of the Local Plan to 2036 states a proposal will only be supported where it seeks to conserve and enhance any existing tree, woodland, hedge or hedgerow of value that would be affected by the proposed development.

The property is set within a generous plot with a number of mature trees. An Arboricultural Report has been submitted in support of the application. No trees are proposed to be removed as part of the development. The Arboricultural Report has provided a Method Statement outlining tree protection measures. These are considered acceptable and will be secured by condition.

Therefore, notwithstanding the required condition, the proposals are considered to accord with Policy LP31 of Huntingdonshire's Local Plan to 2036.

*Flood Risk

National guidance and Policy LP5 of the Local Plan to 2036 seek to steer new developments to areas at lowest risk of flooding and advises this should be done through application of the Sequential Test, and if appropriate the Exceptions Test.

The land that the application site forms part of is liable to flood. The proposed development is considered 'minor development' and therefore is not subject to the Sequential or Exception Tests as detailed in the NPPF. The application should however still meet the requirements for site specific flood risk assessments. The application includes the Environment Agency's flood risk assessment matrix, the measures proposed in the matrix are considered appropriate and reasonable for the scale of development proposed and can be secured by condition. It is noted that although the flood map states that the property is within flood zone 3, the area being developed is within flood zone 1. The agent has confirmed that the development will be set no lower than existing levels.

As such, the development is considered compliant with LP5 of Huntingdonshire's Local Plan to 2036 and the NPPF 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 significantly detrimental impact upon biodiversity and geodiversity;
* Would not have a significantly detrimental impact upon trees, woodland, hedges and hedgerows;
* Would not adversely affect flood risk 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:
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