HUNTINGDONSHIRE DISTRICT COUNCIL

25/00631/HHFUL

OFFICER REPORT

Case No: **25/00631/HHFUL** **Householder (Full)**

Proposal: **Proposed Demolition of garage and replace with new side/rear single storey extension.**

Location: **41 Field Road Ramsey Huntingdon**

Applicant: **Mr Paul Buckthorpe**

Grid Ref: **528146 285305**

DESCRIPTION OF SITE AND APPLICATION

The application site at 41 Field Road is occupied by a two-storey detached dwellinghouse located in a residential area within Ramsey. The site is in Flood Zone 1 of the Environment Agency's Flood Map for Planning and there are no constraints relative to the site.

This application seeks permission for the demolition of a garage and replace with a new side/rear single storey extension.

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

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)

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

RELEVANT PLANNING HISTORY

None relevant.

CONSULTATIONS

Ramsey 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
- Parking Provision and Vehicle Movement

*Design and Visual Amenity

The application site at 41 Field Road is occupied by a two-storey detached dwellinghouse located within a residential area in Ramsey. The application seeks permission for the erection of a single storey side/rear extension, following the demolition of an existing garage. In terms of its form, the proposed extension utilises the footprint of the existing garage and extends out into the rear garden. Whilst the extension is large in scale, the application site benefits from a large plot, and alongside the replacement of the existing garage and the single storey form of the extension, this ensures that the proposed development remains subservient to the host dwelling. Additionally, the design and siting of the proposed extension prevents it from appearing visually dominant within the site, with the extension located 18.5 metres away from the rear boundary. The proposed extension measures a maximum length of 12 metres, with a width of 4.2 metres. The extension consists of a flat roof, with a maximum height of approximately 2.9 metres. While the proposed use of brick does not match the existing materials of the host dwelling, it is considered acceptable due to its location at the rear, alongside the existing garage to be replaced by the extension also utilising brick as the external material. As such, when considering the above, the proposal is acceptable in design terms and would not result in any detrimental harm to the character or appearance of the street scene or wider area.

It is also noted from the proposed plans that a new, open porch is to be installed, replacing the existing, closed porch to the side elevation of the dwelling. When considering the scale and design of the porch, it is minor in scale, and is of similar size to that of the existing porch. The porch consists of a pitched roof, with matching roof tiles to that of the host dwelling, which is considered acceptable and helps to integrate the porch within the application site. The proposed porch does

not extend from the side elevation of the dwelling further than that of the existing porch, and is acceptable in terms of its design and visual appearance within the surrounding area. Whilst this is not referenced within the application description, it is noted that the alterations can occur under permitted development, so further consultation on this matter was not considered to be necessary in this instance.

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

Whilst it is noted that the extension is large in scale, given its location utilising the footprint of the existing garage and extending to the rear of the dwelling, alongside having regard to the considerable sized plot of the application site and the resulting proximity and separation to adjacent dwellings, it is not considered that there would be any unacceptable material impacts in terms of overbearing or loss of light. Additionally, when considering the maximum height of the proposed single storey extension, it is not considered that there would 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 HDC's Local Plan to 2036 in this regard.

*Parking Provision and Vehicle Movement

As the existing garage does not meet Huntingdonshire's Design Guide (2017) internal garage measurements to allow the safe parking of a car, in this instance the demolition of the garage is considered acceptable. It is also noted from the proposed plans and application description that part of the proposed extension is to extend approximately 3 metres forward from the existing garage and to the north eastern side elevation of the dwelling, which reduces the off-street parking space available at the site. However, officers have undertaken a site visit, and determine that there is still sufficient space for the parking of two cars within the application site and off the street, so the proposed development is considered acceptable in this regard.

Overall, the development is acceptable with regard to parking provision and vehicle movement, and will not be detrimental to highway safety in the locality. It therefore accords with Policy LP17 of the Local Plan.

*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 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.

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