OFFICER REPORT

Case No: 24/02216/HHFUL Householder (Full)

Proposal: New garage, workshop and home office

Location: The Poplars New Meadow Drove Farcet

Applicant: Mr And Mrs C Cox

Grid Ref: 520864 294607

DESCRIPTION OF SITE AND APPLICATION

The Poplars is a single storey dwellinghouse located on New Meadow Drove in Farcet. The site is within flood zones 2 and 3.

The application seeks planning permission for a new garage, workshop and home office.

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 31: Trees, Woodland, Hedges and Hedgerows

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

00/00445/FUL - extension to bungalow – Permission

21/00244/HHFUL - Rear extension to existing bungalow - Permission

CONSULTATIONS

Farcet Parish Council recommend refusal on the following grounds:
- Overdevelopment of the site, with the proposed building out of proportion to existing property and land area
- Proximity to boundary
- Protrudes in front of existing building line by 7000mm+

Officer comment: Whilst the comments made are noted and the large footprint is acknowledged, the amount of ancillary use, including a double garage, workshop and home office would not be considered excessive. The proposal would achieve subservience due to its single-storey design and would not dominate the existing bungalow in terms of height or scale. The bulk of the building would be sited to the side and rear of the existing building and the element of the building projecting forwards of the front elevation would not result in visual harm to the street scene. All householder planning applications in Huntingdonshire are determined under delegated authority and therefore there is no requirement for the application to be considered and development management committee.

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
- Flood Risk
- Trees

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).

New Meadow Drove is a small residential drove located off of Straight Drove in Farcet. There are few properties forming the street scene and a variance in style and design. The Poplars is a relatively substantial bungalow set within a generous plot to the north-east of the Drove.

This application seeks planning permission for a new detached garage with a workshop and home office which would be located to the east of the site. The proposal would measure approx. 21.3 metres in width. The depth of the garage would be approx. 9.6 metres and the depth of the

workshop and home office would measure approx. 7 metres. There would be a covered seating area to the rear elevation. The front southern elevation would have two dormer style windows and two bricked windows. The western side elevation would have a garage door, a small door to the workshop, a window serving a WC and patio doors to the covered seating area. The rear northern elevation would have bi-fold doors. The proposal would have pitched roof designs measuring a maximum ridge height of approx. 4.4 metres and 2.1 metres to the eaves. The proposed materials would be facing brickwork, black plain concrete roof tiles and grey UPVC windows and doors all to match the existing bungalow.

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.

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.

In terms of neighbouring amenity, the proposed garage with workshop and home office would run along the eastern boundary shared with neighbouring site Goose Hall, a single-storey residential property. The proposal would be sited approx. 4.5 metres from Goose Hall with no windows proposed in its eastern elevation. It is acknowledged that the proposal would be sited slightly closer to the boundary than the existing garages which are to be demolished, however, given the single-storey nature of the proposal, with the pitched roof sloping away from the boundary and the orientation of the sites, it is not considered that there would be any detrimental harm to this neighbouring site.

Overall, 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.

Flood Risk

The application site is in Flood Zones 2 and 3 as identified by the Huntingdonshire Strategic Flood Risk Assessment (2017), which means it has a high probability of flooding. The applicant has submitted the required household checklist which confirms that: the floor levels with the proposed development are set no lower than existing levels.

Given the scale of the proposal, the submitted information is considered acceptable in this instance. The proposal is therefore considered acceptable and complies with Policy LP5 of the Local Plan to 2036 and the NPPF 2021 in this regard.

Trees

Policy LP31 of the Huntingdonshire Local Plan to 2036 requires proposals to demonstrate that the potential for adverse impacts on trees, woodland, hedges and hedgerows has been investigated and that 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.

There are leylandii trees along the eastern boundary which would be removed for the development. There are also two larger trees to the front of the site which the applicant wishes to

retain, although it is not clear how this would be achievable. Given that the site is not within a Conservation Area and there are no Preservation Orders in place and the low amenity value of the trees on site, it is considered that the impact is acceptable and there is no objection to the development by Officers and would not require any conditions to safeguard.

The proposal is therefore considered acceptable in accordance 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 significantly detrimental impact upon the amenity of neighbours;
* 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**