OFFICER REPORT

Case No: 25/01004/HHFUL Householder (Full)

Proposal: Erection of outbuilding to be used as gym and store.

Location: 7 River Lane Brampton Huntingdon

Applicant: Mr J Rust

Grid Ref: 521538 270128

DESCRIPTION OF SITE AND APPLICATION

The application site comprises of a detached two storey brick dwelling located within a substantial plot in a semi-rural location on the outskirts of Brampton village. It is approximately 70 metres from neighbouring dwellings.

The site is situated in flood zone 2 and 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 the erection of an outbuilding to be used as gym and store. It is noted that the construction area around the dwelling is laid to lawn with mature trees and hedging to the edge of the site.

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 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

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

PLANNING HISTORY

7800674OUT - Erection of a dwelling - Refused 31.07.1978
7900177OUT - Erection of agricultural dwelling and buildings - Refused 02.05.1979
7900178OUT - Erection of 2 dwellings - Refused 02.05.1979
8000165OUT - Erection of a dwelling - Refused 03.04.1980
8100223OUT - New dwelling – Refused 04.03.1981
8501179OUT – Dwelling – Refused 28.01.1986
8701017OUT - Erection of an agricultural dwelling – Permission granted 02.02.1990
9101350REM - Erection of agricultural dwelling and garage – details approved 09.12.1991
9600596FUL - Retention of toilet building – permission granted 03.07.1996
8101505FUL - Erection of a dwelling – Refused
0201431CLED - Certificate of lawful development for retention of dwelling without occupancy restriction – consent granted 02.12.2003
22/00062/HHFUL - Single storey rear and side extension, two storey side extension, front porch, changes to the roof, including raising the ridge height by 0.55 metres) and front and rear elevations windows and doors. Render and Zinc cladding to the exterior – permission granted 02.08.2022
24/01129/FUL - Erection of a dwelling following demolition of existing dwelling – permission granted 18.10.2024
25/00626/S73 - Erection of a dwelling following demolition of existing dwelling: Variation of Condition 2 (Approved Plans) to 24/01129/FUL to amend the proposed plans and proposal – permission granted 23.05.2025

CONSULTATIONS

Brampton Parish Council recommends approval, subject to any maintenance work required on the road following construction needs to be completed by the contractors when the building works are complete.

Officer comment – Parish Council comments are noted. However, road works to the access of the property are not included in this application and cannot be subject to a condition. Any works outside of the application site would be a civil matter between the landowner and applicant.

REPRESENTATIONS

No objections received at time of determination.

SUMMARY OF ISSUES

The main issues to consider in the determination of this application are:
- Design and Visual Amenity and impact on Heritage Assets
- Residential amenity
- Flood risk
- Trees, Woodland, Hedges and Hedgerows

*Design and Visual Amenity and impact on Heritage Assets

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 the erection of an outbuilding to be used as gym and store located to the west of the main dwelling. It is an L shaped building, approximately 11 metres in length and 4 metres wide, with the smallest section measuring 8.8 metres in length and 3.6 metres deep. It is to be finished in vertical larch cladding with zinc flashings, zinc eaves with concealed gutter and sedum flat roof. Large sliding doors will open out towards the garden and main dwelling. It is considered that the size of the proposed outbuilding and finishes are appropriate for the rural setting of the plot and will not appear out of character in the area.

Therefore, overall, it is considered that 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) 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.

Due to the location of the outbuilding, within a substantial garden and no close neighbouring properties, it is considered that there will be no detrimental 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.

*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 (as set out in paragraphs 172-184 of the NPPF (2024)).

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 includes flood mitigation measures, which are considered appropriate and reasonable for the scale of development proposed and can be secured by condition. As such, the development is considered compliant with LP5 of Huntingdonshire's Local Plan to 2036 and the NPPF 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.

The application site is located in a semi-rural location with housing to the west, lakes and grassland to the east and north and a golf course to the south. The closest statutory designated nature conservation site is Portholme Site of Special Scientific Interest (SSSI) and Special Area of Conservation (SAC) located approximately 1.5km north east of the application site and is designated for being the largest area of traditionally managed lowland hay meadow surviving in the United Kingdom. In addition, several non-statutory designated nature conservation sites are present within 2km of the site with the closest being Buckden Flood Meadows County Wildlife Site (CWS) located approximately 280m east of the site and designated for neutral grassland lowland flood meadow habitat.

A Preliminary Ecological Appraisal has been submitted with the application. No protected, priority or other rare plants were observed. The site was considered to be low in suitability or potential for many protected and priority species with no signs of any protected species found on or adjacent to the site. The report concluded that the construction zone is small in area, supporting habitats low in ecological value. There was no sign or evidence of protected, priority or rare species. No further ecological surveys or mitigation measures were considered necessary.

Therefore, 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 construction area is laid to lawn with a number of mature trees and hedging to the southern edge of the site. The distance from the proposed construction area to the larger trees is over 14 metres. Photos show a number of smaller trees and bushes closer to the proposed site, which provide low amenity value. It is noted that the property is not within a Conservation Area and there are no Tree Preservation Orders within the site and therefore the trees are not protected. The mature trees are an adequate distance from the construction zone with a large gravel driveway providing adequate access across the site. As such it is considered there is no requirement for additional tree protection measures.

Therefore, the proposals are considered to accord with Policy LP31 of Huntingdonshire's 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 adversely affect flood risk in the locality;
* Is acceptable with regards to the impact on biodiversity;
* Would not have a harmful impact upon trees, woodland, hedges and hedgerows.

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 **Olivia Manton**