OFFICER REPORT

Case No: 25/00177/S73 Removal/Variation of Conditions

Proposal: Variation of Conditions 2 (Plans) and 3 (Materials) to 24/00943/HHFUL to alter the design of the roof and to match the altered design

Location: 6 Parcell Walk Godmanchester Huntingdon

Applicant: Mr R Moss

Grid Ref: 524646 269694

DESCRIPTION OF SITE AND APPLICATION

The permitted development is a detached two storey red brick house with detached double garage to the side built in the 1990s. The property is at the end of a cul-de-sac and is located within a residential area of Godmanchester.

The site is situated in flood zone 1 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 original application (24/00943/HHFUL) was for a garage extension to form an accessible annexe to the property with connection to house and landscaping. It was approved in September 2024.

This application is for the Variation of Conditions 2 (Plans) and 3 (Materials) to 24/00943/HHFUL to alter the design of the roof and to match the altered design. It is noted that the original hipped roof is amended to a flat sedum roof with parapet.

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)

LP11: Design Context
LP12: Design Implementation
LP14: Amenity
LP17: Parking Provision and Vehicle Movement
LP31: Trees, Woodland, Hedges and Hedgerows

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

Godmanchester Neighbourhood Plan 2017-2036
* 6 Housing
GMC13: Residential Development

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

PLANNING HISTORY

02/00882/FUL - Erection of building for use as office – Refused 11.06.2002
24/00943/HHFUL - Garage extension to form accessible annexe to the property with connection to house and landscaping – permission granted 09.09.2024

CONSULTATIONS

Godmanchester Town Council recommends approval.

REPRESENTATIONS

No objections received at time of determination.

SUMMARY OF ISSUES

The Planning Practice Guidance (PPG) notes that there are instances where new issues may arise after planning permission has been granted, which require modification of the approved proposals.

It advises where these modifications are fundamental or substantial, a new planning application will be required. Where less substantial changes are proposed a non-material amendment application can be submitted, or a minor material amendment (S73 application) where there is a relevant condition that can be varied. There is no statutory definition within the PPG of a 'minor material amendment' but it states that it is likely to include any amendment where its scale and/or nature results in a development which is not substantially different from the one which has been approved.

The PPG advises that "Where an application under section 73 is granted, the effect is the issue of a new planning permission, sitting alongside the original permission, which remains intact and unamended. A decision notice describing the new permission should be issued, setting out all of the conditions related to it. To assist with clarity decision notices for the grant of planning permission under section 73 should also repeat the relevant conditions from the original planning permission unless they have already been discharged". As a section 73 application cannot be used to vary the time limit for implementation, this condition must remain unchanged from the original permission.

Whilst there is a presumption in favour of sustainable development, the National Planning Policy Framework defines sustainability as having three strands - social, economic and environmental. One of the NPPF's core principles is to achieve well-designed places and it is noted that "The creation of high-quality buildings and places is fundamental to what the planning and development process should achieve. Good design is a key aspect of sustainable development, creates better places in which to live and work and helps make development acceptable to communities."

The main issues to consider in the determination of this application are:
- Design and Visual Amenity
- Residential amenity

*Design, 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 alteration of the design of the roof of the proposed annexe and associated materials. The pitched garage roof is to be replaced with a flat sedum roof with brick parapet. Materials are detailed within the elevation drawings, with the annexe to be constructed of bricks to match the main existing dwelling. The roof is of a flat sedum roof with an aluminium parapet cappings to the perimeter of the building. The structure remains subservient to the main existing dwelling, maintaining the existing hierarchy of the built form. It is noted that there are a variety of garage designs in the local area and that the structure is set back from the public highway and in a corner plot, reducing its prominence on the street scene.

Therefore, 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.

The proposal concerns a change to the original roof design, resulting in a lower flat roof design. The building is in the same position, upon the footprint of the original double garage. Fenestration details are retained in the same position as the previously approved application (24/00943/HHFUL). As such it is considered that the changes in design would not result in a significant increase in any detrimental impact on the residential amenity of neighbouring properties to warrant refusal of the application.

Therefore, overall, 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.

*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.

There are no other material planning considerations which have a significant bearing on the determination of this application.

The proposed amendment to vary conditions 2 and 3 is considered to be relatively minor in relation to the wider site and will not fundamentally change the character of the development as approved.

It is therefore recommended that planning permission be granted. All conditions imposed under parent permission 24/00943/HHFUL will be repeated, where relevant and amended to compliance conditions where the conditions have been discharged, as per advice in the PPG.

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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