HUNTINGDONSHIRE DISTRICT COUNCIL

25/00145/HHFUL

OFFICER REPORT

Case No: **25/00145/HHFUL** **Householder (Full)**

Proposal: **Proposed garage conversion, first floor extension (over the existing double garage) and external alterations**

Location: **12 Wellington Close Warboys Huntingdon**

Applicant: **Mr Roger Pleasants**

Grid Ref: **530701 279921**

DESCRIPTION OF SITE AND APPLICATION

The application site at 12 Wellington Close is occupied by a two-storey detached dwellinghouse located in a residential area within Warboys. 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 a proposed garage conversion, first floor extension over the existing double garage and external alterations.

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

9001612FUL - Erection of 46 dwellings Off High Street, Warboys (Permission)

CONSULTATIONS

Warboys Town Council - Recommend approval.

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 12 Wellington Close is occupied by a two-storey detached dwellinghouse, located within a mid-90's residential development in Warboys. The application seeks permission for the conversion of the existing double garages, a first floor extension over the existing double garage and external alterations. When considering the dimensions of the proposed extension above the existing garage, the extension is minor in scale, with the maximum ridge height set down lower than that of the main dwelling at 7 metres, making the extension subservient to the dwelling. The eaves height of the proposed first floor extension matches that of the main dwelling at 4.8 metres which maintains the hierarchy of the built form and is considered acceptable in this regard. The length and width of the extension are in line with the existing garage, integrating the development well within the existing dwelling and surrounding area. This is further supported by the extension being set back from the street scene, and respects the visual coherence of the street.

Considering the materials used, the roof is to make use of reclaimed brick from the existing garage roof, which is in keeping with the appearance of the host dwelling and surrounding dwellings. The garage doors are to be replaced by windows and facing brickwork to match the existing dwelling, which is considered acceptable in this regard. Concerning the first-floor extension, the external walls consist of dark grey cladding, which matches the existing cladding on the dwelling and complements the grey windows and doors. Huntingdonshire's Design Guide (2017) also states that coloured boarding can be successfully used in development to provide interest and welcomes contemporary architecture which is designed to integrate successfully into its surroundings. As this is the case, the proposed use of materials integrate successfully within the host dwelling and do not impact the character or appearance of the area.

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

Given the scale and location of the development proposed set back from the street, alongside having regard to the separation with adjacent properties, it is not considered that there would be any unacceptable material impacts in terms of overbearing or loss of light, nor would there be any issues relating to overlooking or loss of privacy.

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

It is noted that the loss of the double garage will result in the loss of 2 parking spaces for the application site. However, officers have undertaken a site visit and from this, alongside the submitted plans, note that the driveway has adequate space for at least 3 vehicles and the manoeuvring off of the drive. When considering the size of the dwelling and noting the parking for other dwellings in the vicinity, this is considered acceptable and is consistent with the number of off-road parking spaces for dwellings in the immediate area. It is therefore considered that the proposed garage conversion is acceptable with regards to parking provision and is in line with Policy LP17 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 harmful impact upon the character and appearance of the area;
* Would not have a significantly detrimental impact upon the amenity of neighbours;
* Is acceptable with regard to 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.

If you would like a translation of this document, a large text version or an audio version, please contact us on 01480 388424 and we will try to accommodate your needs.

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