OFFICER REPORT

Case No: 25/00083/HHFUL Householder (Full)

Proposal: Removal of existing greenhouse and erection of replacement.

Location: 37 Herne Road Ramsey St Marys Huntingdon

Applicant: Mr Peter Ryle

Grid Ref: 525535 287652

DESCRIPTION OF SITE AND APPLICATION

The application site at number 37 is occupied by a detached bungalow located along Herne Road and lies to the south of the village of Ramsey St Mary's. The site falls within Flood Zone 3 of Environment Agency's Flood Map for Planning and Flood Zone 3a of Huntingdonshire's Strategic Flood Risk Assessment (2024).

This application seeks permission for the removal of the existing greenhouse and erection of a replacement.

Officers have scrutinised the plans and have familiarised themselves with the site and surrounding area.

Officers note that the erection of a greenhouse can be allowed under permitted development, where planning permission is not required, subject to certain conditions. This application would accord with Permitted Development Rights, however, a planning application has been submitted and therefore it has been formally considered as such, noting the fall-back position of the General Permitted Development Order 2015 (as amended).

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)

LP5: Flood Risk
LP11: Design Context
LP12: Design Implementation
LP14: Amenity

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)

Huntingdonshire Strategic Flood Risk Assessment (2024)

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

RELEVANT PLANNING HISTORY

None relevant.

CONSULTATIONS

Ramsey Town Council - No comments received at the time of determination.

Cadent Gas - No objections after review.

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

*Design and Visual Amenity

The application site at 37 Herne Road is occupied by a detached bungalow to the south of Ramsey St Marys. The application seeks permission for the removal of the existing greenhosue with the erection of a replacement. The proposed greenhouse is to externally measure smaller than that of the existing greenhouse, with the proposed measurements to be 1.8 metres in length and 2.4 metres in width. The maximum ridge height and height of the eaves are to be slightly increased in comparison to that of the existing, with a maximum height of 2.69 metres with eaves at 1.68 metres. When considering the design of the proposed greenhouse, this would not have a negative impact on the character or appearance of the area due to the similarity to that which is existing. The greenhouse is minor in scale and as such would not impact the visual amenity of the application site.

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 type of development proposed, with the proposed replacement of a greenhouse in the same location and measuring similar in size, alongside having regard to 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.

*Flood Risk

The application site lies in Flood Zone 3, as thus is liable to flood. It is noted that as the proposal would be considered 'minor development' as per the NPPF (2024), it is therefore not subject to Sequential or Exception Tests. The NPPF however does state that a Site-Specific Flood Risk Assessment should accompany applications for development within Flood Zone 3, which in this case has been provided. This details the mitigation measures that will be used to limit the risk of flood in the locality, and given the nature of the proposal with the replacement greenhouse in the same location as the existing, this is considered acceptable. Officers have also taken into consideration the scale of the development and it is considered that this would not result in significant issues in terms of surface water or altering flood risk when taking into account the surrounding area.

Therefore, taking the above into account the development is considered to be acceptable with regard to its approach to flooding and will not (given its scale and use) result in an increased risk of flooding in the locality. It therefore accords with Policy LP5 of the Local Plan to 2036.

*Other Matters

Cadent Gas have been consulted on the proposal due to the location of the application site in the vicinity of gas assets owned by Cadent Gas. After placing a holding objection on the application, they responded with no objections. It is worth noting that to the entrance of the application site there is an area containing Gas Mains which operate at High Pressure, and as such Cadent Gas direct the applicant to specifications to safe working in the vicinity of Cadent Assets. However, due to the location of the proposed greenhouse at the rear of the application site, with no excavation required, it is not considered there will be any significant affect with regards to impact on Cadent Gas assets. It must be stated that if any excavations were to be undertaken, the applicant would be required to contact Cadent Gas prior to them taking place.

*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 flood risk in the area.

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**