HUNTINGDONSHIRE DISTRICT COUNCIL

24/02295/HHFUL

OFFICER REPORT

Case No: **24/02295/HHFUL** **Householder (Full)**

Proposal: **Demolition of garage and erection of replacement garage/carport in a new location.**

Location: **Silverways Thicket Road Houghton**

Applicant: **Mr John Watkins**

Grid Ref: **528524 272131**

DESCRIPTION OF SITE AND APPLICATION

Silverways is a two-storey detached dwellinghouse located on Thicket Road in Houghton. The site is within the Houghton and Wyton Conservation Area and falls within Flood Zone 3.

The application seeks planning permission for the demolition of garage and erection of replacement garage/carport in a new location.

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 34: Heritage Assets and their Settings

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

74/00177/FUL – RE-ERECTION OF TIMBER BARN – Permission

7400311FUL – Extension to dwelling – Refused

7400790FUL – Extension to dwelling – Permission

75/00566/FUL - Extension to bedroom and new double garage – Permission

85/01226/FUL – Double garage – Permission

8500162FUL – Double garage – Consent

CONSULTATIONS

Houghton and Wyton Parish Council recommend approval. This is a large plot, and the sympathetically designed carport is set in a suitable and unobtrusive site. We have had no objections from neighbours and note that the previous garage has already been demolished due to the flooding and drainage issues.

Cadent Gas – No objection. Informative note required.

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
- Impact on Heritage Assets
- Flood Risk

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).

Silverways is located towards the western end of Thicket Road, behind the pump house and abuts The Laurels to the west and the Grade II Listed Building The Elms to the east. The site lies within the Houghton & Wyton Conservation Area and the adjacent site to the east is covered by a Tree Preservation Order (004/67).

The existing detached garage which was located to the east of the site has already been demolished due to water damage. The proposal would see a new detached garage/carport located to the south-west of the site. The proposed garage would be largely screened from the public realm due to it being sited a substantial distance away from the front of the site. The structure would have a single garage to the south with doors to the front and an open structure to the west with an open lean to structure attached for secure cycle storage. The structure would measure approx. 6 metres in depth, 9.7 metres in width (including the lean to cycle storage and would have a catslide roof design with an overall ridge height of approx. 3.770 metres and 2.1 metres to the eaces. The proposed materials would be a brick plinth and weather boarding over an oak frame with slate/slate composite effect tiles for the roof.

The proposed structure would be larger in scale than the previous garage, however, it sits on a large plot of land and would appear subservient to the host dwelling.

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.

The proposed garage would sit approx. 1 metre from the shared boundary with The Laurels sited to the west. Given the single-storey nature of the proposal, with a catslide roof design sloping away from the boundary, it is not considered that the proposal would result in any unacceptable harm to this neighbouring site with regard to overbearing impact, overlooking, loss of light of loss of privacy.

The proposal is therefore in accordance with Policy LP14 of the Local Plan to 2036.

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.

Impact on Heritage Assets

Section 72 of the Planning (LBCA) Act 1990 states that special attention shall be paid to the desirability of preserving or enhancing the character or appearance of a Conservation Area.

The 1990 Act gives local planning authorities a general duty to preserve Listed Buildings and to preserve or enhance the character or appearance of Conservation Areas (s.66 and s.72 Planning (Listed Buildings and Conservation Areas) Act 1990). The National Planning Policy Framework December 2024 states that Local planning authorities need to take account of the desirability of sustaining and enhancing the significance of heritage assets (Para 203). The NPPF 2024 also states that great weight should be given to the conservation of a heritage asset.

The application site sits within the Houghton and Wyton Conservation Area and Grade II Listed Building, The Elms is sited to the east. The proposed garage would be set back within the site and would be a substantial distance from the Grade II Listed Building. The proposed materials would be considered in keeping with the character and appearance of the Conservation Area and by

virtue of its design and siting, would not have a detrimental impact upon the character and appearance of the Conservation Area or the nearby Grade II Listed Building.

It is therefore considered that the proposals would not result in unacceptable harm to the Grade II Listed Building, or the Houghton and Wyton Conservation Area and the proposals accord with the Planning (Listed Buildings and Conservation Areas) Act 1990, NPPF and Local Plan Policy LP34.

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.

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 have a harmful impact on designated heritage assets;
* 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**