HUNTINGDONSHIRE DISTRICT COUNCIL

25/00984/HHFUL

OFFICER REPORT

Case No: **25/00984/HHFUL** **Householder (Full)**

Proposal: **New detached garage to the front of the existing property**

Location: **63 Station Road Catworth Huntingdon**

Applicant: **Stiff**

Grid Ref: **508822 272758**

DESCRIPTION OF SITE AND APPLICATION

The property is a detached red brick bungalow with red/brown concreate tile roof and an integrated double garage. It is located within a residential area of Catworth.

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 application is for the erection of a new detached garage to the front of the existing property.

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
LP30: Biodiversity and Geodiversity

Huntingdonshire Design Guide Supplementary Planning Document (2017):
* Place Making Principles – Parts 3.5 Parking and Servicing and 3.7 Building Form

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

PLANNING HISTORY

7701029OUT for dwelling – Refused 14.11.1977
7800489OUT for erection of a dwelling – Refused 22.05.1978
8100250OUT for bungalow – Refused 16.04.1981
8301091OUT for bungalow – Permission granted 07.12.1983
8400378FUL for erection of bungalow and garage – Permission granted 25.05.1984
92/00957/FUL for Extension to dwelling – Permission granted 09.09.1992
8401591FUL for Bungalow - Permission granted 20.02.1985
0503754FUL for Extensions and alterations to dwelling and erection of garage – Refused 16.01.2006
0603323PDE for Change of windows and erection of conservatory following demolition of existing – Planning permission required 13.11.2006
0603821FUL for Extension to dwelling and re-siting of chimney – Permission granted 10.01.2007

CONSULTATIONS

Catworth Parish Council recommends approval, with considerations to suitability of the design and cladding materials being a typical of the Station Road area of the village.

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
- Residential amenity
- Biodiversity and Geodiversity

*Design and Visual Amenity

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 proposed works are for the erection of a new detached garage to the front of the existing property. The property is located along Station Road in Catworth village. The area is characterised by an open and linear from of development with dwellings set back from the main road and outbuildings to the side or rear of properties. In general front gardens in this area do not have built form located within them. The proposed garage is to the front of the property, towards the northern corner of the site. It is to be finished in black horizontal cladding with black timber doors and windows, and roof tiles to match the main dwelling.

It is noted that the front boundary treatment is hedging with a low hedge to the north-eastern side boundary. The structure is just over 4 metres at the highest point and therefore will be visible from the public highway. It is considered that the garage would present as a prominent structure in the street scene, particularly when approaching the application site from the south. In addition, it is noted that the key principles in the design of garages, as given within the Huntingdonshire Design Guide SPD (2017) states that garages are to be aligned with or set back from the building frontage.

It is acknowledged that there is one garage positioned close to the front boundary further north along Station Road, however this is some distance from the application site and is not characteristic of the immediate area. All applications are considered on an individual basis and do not set a precedent for future applications. The proposed garage, due to its height, massing and location within the site would present as an overly prominent addition, that would result in harm to the character and appearance of the local area.

Therefore, it is considered that the scale, bulk and design of the development does not compliment the host building and does not accord with policies LP11, and LP12 of Huntingdonshire's Local Plan to 2036 (2019) and Part 3.5 of the Huntingdonshire Design Guide SPD (2017) 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 proposed garage is to be positioned at the northern corner of the front garden, adjacent to the north-eastern side boundary and the front garden of the adjacent property to the north-east. It is just over 4 metres high at the highest point of the ridge. Due to the set back nature of the dwellings along Station Road, the structure is unlikely to have a significant detrimental impact on the residential amenity of neighbouring properties.

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.

*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.

A Preliminary Ecological Appraisal has been submitted with the application, due to the location of ponds close to the application site. No protected species or evidence of protected species were found on the site at the time of the survey. The report concluded that the habitats present on site provided negligible refuge, foraging and commuting value for protected species. Enhancement measures were given within the Preliminary Ecological Appraisal that can be secured by condition.

Therefore, given the scale and siting of the proposal, it is considered that, supported with conditions, the proposal would not have a harmful impact on biodiversity and geodiversity. The proposal, therefore, accords with LP30 of Huntingdonshire's Local Plan to 2036 (2019) in this regard.

*Conclusion
The proposed development is not considered to be compliant with the relevant national and local policy as:

* The area is characterised by an open and linear from of development, with dwellings set back from the main road and outbuildings to the side or rear of properties. The proposed garage would introduce built form to the front of dwellings, resulting in an uncharacteristic form of development. The garage due to its height, massing and location within the site would present as an overly prominent addition, that would result in harm to the character and appearance of the local area. It

does not accord with policies LP11, and LP12 of Huntingdonshire's Local Plan to 2036 (2019) and Part 3.5 of the Huntingdonshire Design Guide SPD (2017) in this regard.

Taking national and local planning policies into account, and having regard for all relevant material considerations, it is recommended that planning permission be refused.

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CONTACT OFFICER:
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