OFFICER REPORT

Case No: 25/00111/HHFUL Householder (Full)

Proposal: Erection of garden room and pergola (retrospective)

Location: 14 Ibbott Crescent Somersham Huntingdon

Applicant: Lisa Grieves

Grid Ref: 536600 278322

DESCRIPTION OF SITE AND APPLICATION

The Poplars is a two-storey detached dwellinghouse located on Ibbott Crescent in Somersham. There are no constraints relevant to the site.

The application seeks retrospective planning permission for the erection of a garden room and pergola.

During the course of the application, amended plans were submitted to accurately show the pergola and a 14-day re-consultation was issued.

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 11: Design Context

LP 12: Design Implementation
LP 14: Amenity

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

79/01152/FUL – Extension and alterations - Permission

CONSULTATIONS

Somersham Parish Council support the application and note the garden room has already been erected. Further comments were received on 8th April stating that the Parish Council agree to support the application as previously submitted.

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

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).

Ibbott Crescent hosts a number of detached and semi-detached two-storey dwellinghouses. No 14 is a detached two-storey dwellinghouse located at the end of the cul-de-sac and has a small grass area to the front with a hardstanding driveway and a setback detached garage.

This application seeks retrospective planning permission for the erection of a garden room and pergola to the rear of the site. The garden room measures approx. 3.408 metres in depth, 6.873 metres in width and has a flat roof design with an overall height of approx. 2.599 metres. The pergola is a timber pergola with a pitched roof measuring approx. 2.897 metres in height which is sited to the north-east of the site. The garden room is constructed of timber composite gladding with doors facing the rear garden and a small window also facing the rear garden area and sits under the pergola.

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 pergola is sited to the north-west of the site, along the shared boundary between the site and No15 Ibbott Crescent.

In terms of neighbouring amenity, the garden room sits at the rear of the site, approx. 12.475 metres from the rear of No14 Robert Avenue which backs on to the application site. The garden room is set in slightly from the boundary and has a flat roof. The pitched roof pergola is sited behind the existing garage along the western boundary between the application site and No15 and measures approx. 2.897 in height. Given the location of the garden room and pergola, and the distance between sites, it is not considered that there is any impact with regards to overbearing impact, overlooking, loss of light or loss of privacy.

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.

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;

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**