

# DEVELOPMENT MANAGEMENT COMMITTEE 16<sup>th</sup> September 2024

**Case No: 24/00900/HHFUL**

**Proposal: Erection of replacement garage**

**Location: 29 Springfield, Somersham, Huntingdon, PE28 3ED**

**Applicant: Miss Elaine McEvoy**

**Grid Ref: (E) 536550 (N) 277985**

**Date of Registration: 3<sup>rd</sup> June 2024**

**Parish: Somersham**

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## **RECOMMENDATION - APPROVE**

**This application is referred to the Development Management Committee (DMC), in accordance with the Scheme of Delegation as the application is submitted by the Partner of a member of the Council's staff who is involved in the planning or development process.**

### **1. DESCRIPTION OF SITE AND APPLICATION**

- 1.1 The dwelling is a two-storey semi-detached dwellinghouse located within a well-established residential area of Somersham. The main dwelling is of brick and tile construction with a timber lean-to garage on its southern side elevation. The dwelling has previously been extended with a single storey rear extension and a single storey front extension, under previous permissions. The site is located in Flood Zone 1 and there are no Heritage Assets in the vicinity of the site.
- 1.2 The application seeks planning permission for the erection of a replacement garage building on its side elevation.
- 1.3 Officers have scrutinised the plans and have familiarised themselves with the site and surrounding area including reviews of historically held records.

### **2. NATIONAL GUIDANCE**

- 2.1 The National Planning Policy Framework (December 2023) (NPPF 2023) sets out the three objectives - economic, social, and environmental - of the planning system to contribute to the achievement of sustainable development. The NPPF 2023 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).'

- 2.2 The NPPF 2023 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.
- 2.3 Planning Practice Guidance and the National Design Guide 2021 are also relevant and are material considerations.

For full details visit the government website [National Guidance](#)

### **3. PLANNING POLICIES**

- 3.1 Huntingdonshire's Local Plan to 2036 (Adopted 15th May 2019)
- LP11: Design Context
  - LP12: Design Implementation
  - LP14: Amenity
- 3.2 Supplementary Planning Documents (SPD) and Guidance:
- Huntingdonshire Design Guide Supplementary Planning Document 2017
  - Developer Contributions SPD 2011
  - Huntingdonshire Landscape and Townscape Assessment (2022)
  - Huntingdonshire Strategic Flood Risk Assessment (2017)
  - Cambridgeshire Flood and Water SPD 2017
  - LDF Developer Contributions SPD (2011)
  - Annual Monitoring Review regarding housing land supply (2021)
  - Cambridgeshire and Peterborough Minerals and Waste Local Plan (2021)
- 3.3 The National Design Guide (2021)
- C1 - Understand and relate well to the site, its local and wider context
  - I1 - Respond to existing local character and identity
  - I2 - Well-designed, high quality and attractive
  - B2 - Appropriate building types and forms
  - H1 - Healthy, comfortable and safe internal and external environment

For full details visit the government website [Local policies](#)

### **4. PLANNING HISTORY**

- 4.1 1400489FUL - Single storey front extension to provide WC and shower – Permission granted 09.05.2014
- 4.2 1406504PDE - Replace garage with brick and tile building – Permission required 11.06.2014
- 4.3 18/00018/EXTDET - Extension to living room (5.8m wide, 3.3m from existing house, 2.7m to eaves, 3.8m to ridge). Mono pitch roof consisting of two roof lights approx 0.6m x 1.2m. French patio doors approx 3m. – Approved extension 12.02.2018

## **5. CONSULTATIONS**

- 5.1 Somersham Parish Council support the application as the proposal does not appear to adversely affect any neighbouring properties.

## **6. REPRESENTATIONS**

- 6.1 No objections have been received at the time of writing this report.

## **7. ASSESSMENT**

- 7.1 When determining planning applications, it is necessary to establish what weight should be given to each plan's policies in order to come to a decision. The following legislation, government policy and guidance outline how this should be done.
- 7.2 As set out within the Planning and Compulsory Purchase Act 2004 (Section 38(6)) and the Town and Country Planning Act 1990 (Section 70(2)) in dealing with planning applications the Local Planning Authority shall have regard to have provisions of the development plan, so far as material to the application, and to any other material considerations. This is reiterated within paragraph 47 of the NPPF (2023). The development plan is defined in Section 38(3)(b) of the 2004 Act as "the development plan documents (taken as a whole) that have been adopted or approved in that area".
- 7.3 In Huntingdonshire the Development Plan consists of:
  - Huntingdonshire's Local Plan to 2036 (2019)
  - Cambridgeshire and Peterborough Minerals and Waste Local Plan (2021)
  - Relevant Neighbourhood Plans
- 7.4 The statutory term 'material considerations' has been broadly construed to include any consideration relevant in the circumstances which bears on the use or development of the land: Cala Homes (South) Ltd v Secretary of State for

Communities and Local Government & Anor [2011] EWHC 97 (Admin); [2011] 1 P. & C.R. 22, per Lindblom J. Whilst accepting that the NPPF does not change the statutory status of the Development Plan, paragraph 2 confirms that it is a material consideration and significant weight is given to this in determining applications.

- 7.5 The main issues to consider in the determination of this application are:
- Design and Visual Amenity
  - Residential amenity

### **Design and Visual Amenity**

7.6 The application seeks to replace an existing timber lean-to garage with a brick and tile garage to match the existing dwellinghouse.

7.7 Policy LP11 of the Local Plan states that a proposal will be supported where it is demonstrated that it responds positively to its context. Policy LP12 states that new development will be expected to be well designed and that a proposal will be supported where it can be demonstrated that it contributes positively to the area's character and identity and successfully integrates with adjoining buildings and landscape. The above policies are reinforced by Paragraphs 128 (d) and (e) and Paragraph 135 (b) and (c) of the NPPF that seek to maintain an area's prevailing character and ensure development is sympathetic to local character.

7.8 The National Design Guide (2020) sets out the characteristics of well-designed places and demonstrates what good design means in practice. It covers the following: context, identity, built form, movement, nature, public spaces, uses, homes and buildings, resources and lifespan.

7.9 The proposal seeks to replace the existing timber lean-to garage with a new brick built garage with a mono-pitched tiled roof with two small rooflights incorporated in the southern roof slope. The proposal would sit on the same footprint as the existing garage but would have a slightly higher ridge height of approx. 3.6 metres due to the mono-pitch roof design. Whilst the internal dimensions of the garage would be too small to count as an official parking space for the dwelling in line with our standards, this is no different to the present building on site to be replaced. In addition the frontage area of the property is hard surfaced and available for car parking, therefore there is considered to be sufficient space on site to meet the parking needs of the dwelling. The proposed brickwork would be Nevada buff and the roof tiles would be marley double roman tiles, all to match those of the existing host dwelling. The design and materials are considered acceptable and cohesive with the design of the host

dwelling and would result in a visual enhancement, in keeping with the character and appearance of the host dwelling and the surrounding area.

- 7.10 As such, it is considered that the proposed development would accords with Policies LP11 and LP12 of Huntingdonshire's Local Plan to 2036.

### **Impact upon Residential Amenity**

- 7.11 Policy LP14 of the Local Plan 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.
- 7.12 The application seeks to replace an existing garage with a new brick-built garage with a mono-pitched roof. The proposal includes two small rooflights in the southern roofslope. These rooflights would serve the garage and would not offer views to any neighbouring properties or private amenity space. Given the siting, scale and design of the proposed garage, it is not considered that the proposal would have an adverse impact on the neighbouring amenity of any surrounding sites.
- 7.13 As such, it is considered that the proposed development would maintain a high standard of amenity for all occupiers of neighbouring land and buildings and therefore accords with Policy LP14 of Huntingdonshire's Local Plan in this regard.

### **Conclusion**

- 7.14 The application seeks to erect a new brick-built garage to replace an existing timber lean-to garage, which result in a visual enhancement to the site.
- 7.15 Having regard to all relevant material considerations, it is concluded that the proposed replacement garage is considered to be compliant with the relevant national and local policy.

## **8. RECOMMENDATION - APPROVAL subject to conditions to include the following**

- Time limit
- Approved plans
- Materials to match existing

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**CONTACT OFFICER: Robyn Kerrigan – Development Management**  
Officer [Robyn.Kerrigan@huntingdonshire.gov.uk](mailto:Robyn.Kerrigan@huntingdonshire.gov.uk)

**From:** DevelopmentControl  
**Sent:** 09 July 2024 13:52  
**To:** DevelopmentControl  
**Subject:** Comments for Planning Application 24/00900/HHFUL

## Comments summary

Dear Sir/Madam,

Planning Application comments have been made. A summary of the comments is provided below.

Comments were submitted at 09/07/2024 1:51 PM from Mrs Irene Healiss.

### Application Summary

Address: 29 Springfield Somersham Huntingdon PE28 3ED

Proposal: Erection of replacement garage

Case Officer: [REDACTED]

[Click for further information](#)

### Customer Details

Name: [REDACTED]

Email: [REDACTED]

Address: [REDACTED]

### Comments Details

Commenter Type: Town or Parish Council

Stance: Customer made comments in support of the Planning Application

Reasons for comment:

Comments: Further to the meeting held on the 8th July, Somersham Parish Council agreed to support this application as the proposal does not appear to adversely affect any neighbouring properties.

Kind regards

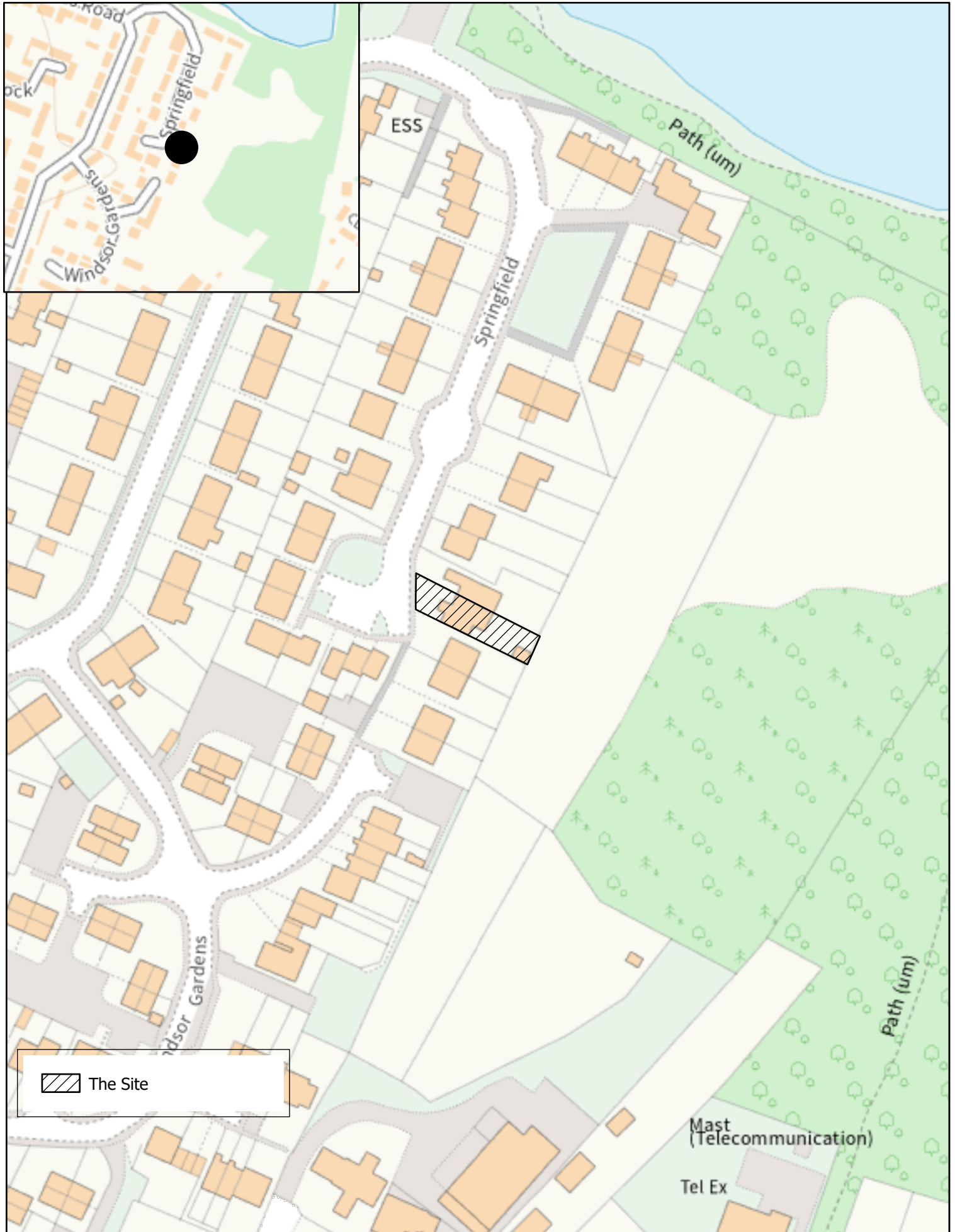
# Development Management Committee

Application Ref: 24/00900/HHFUL



Scale = 1:1,250

Date Created: 03/09/2024



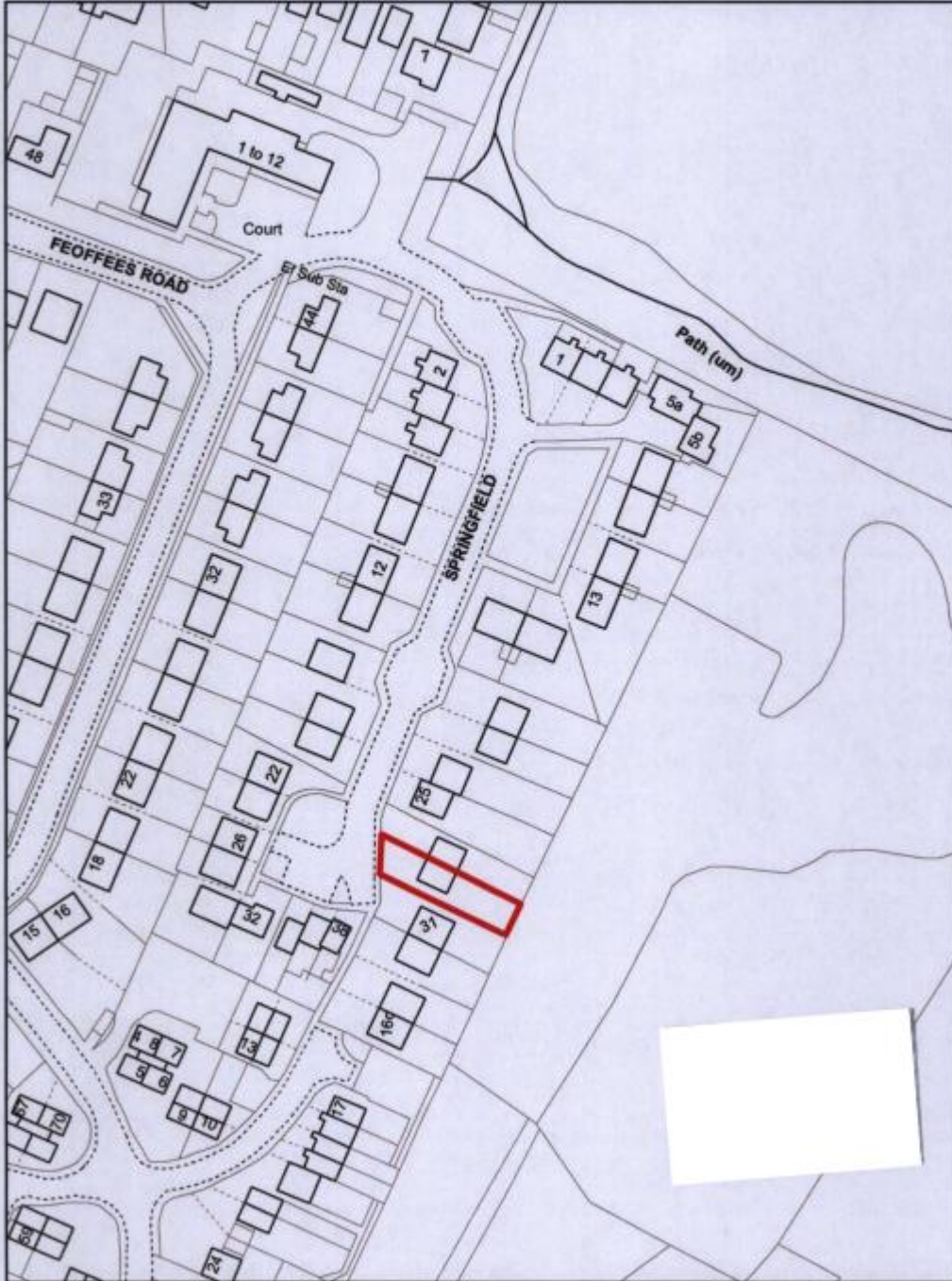


LOCATION PLAN

Land at 29 Springfield  
Somersham  
Cambridgeshire  
PE28 3ED



Scale 1 to 1,1250



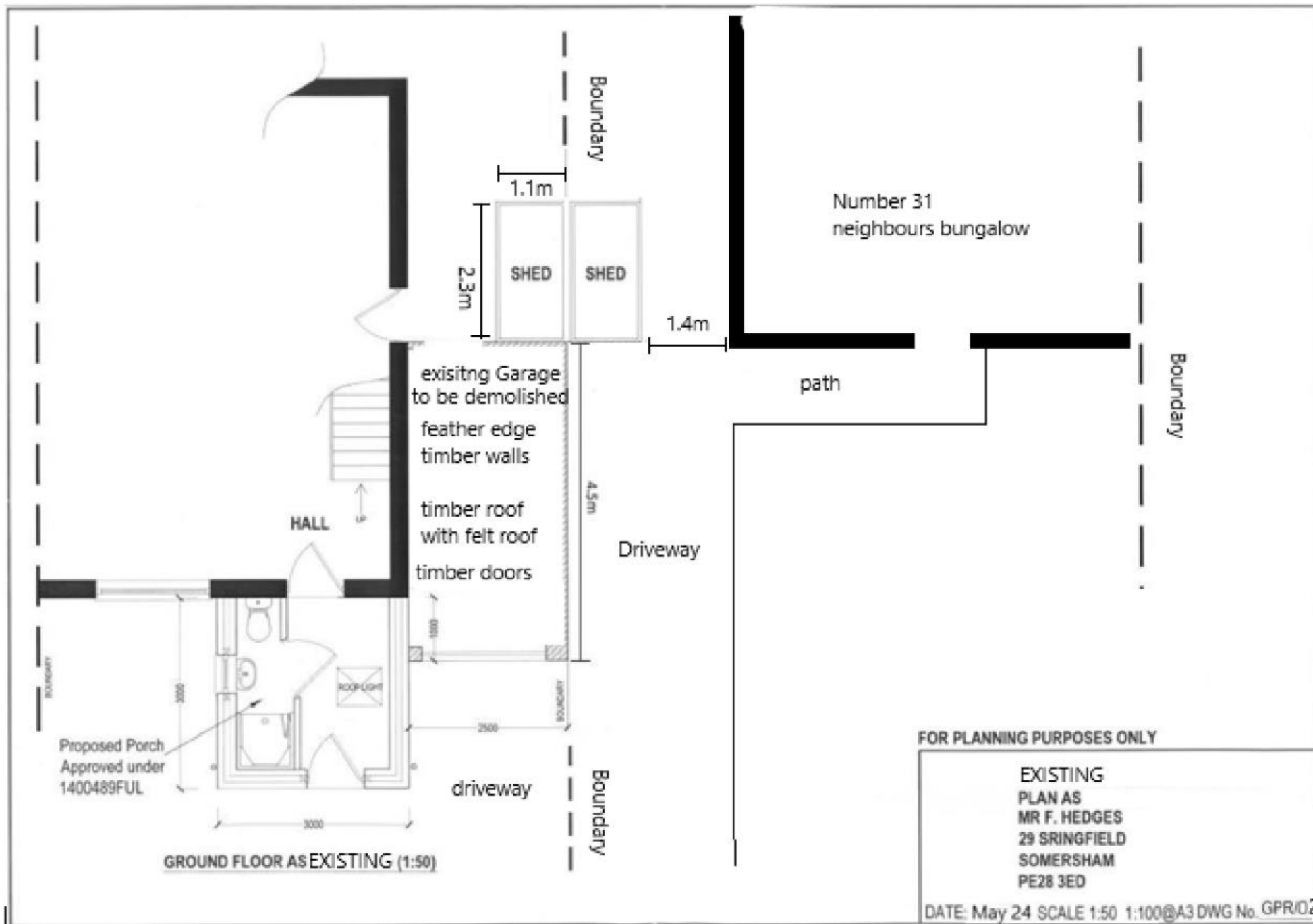
LOCATION PLAN

Land at 29 Springfield  
Somersham  
Cambridgeshire  
PE28 3ED



Scale 1 to 500



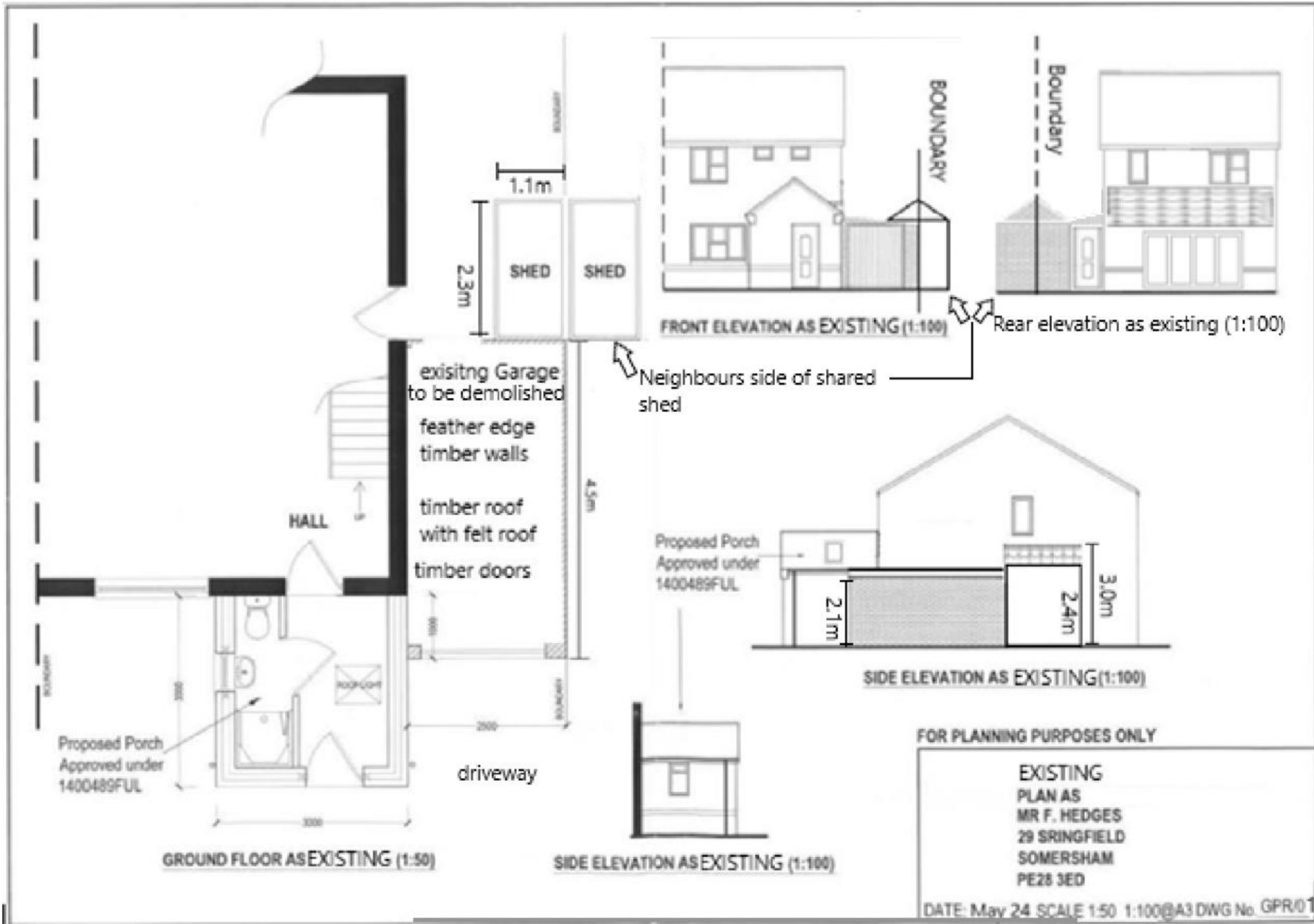


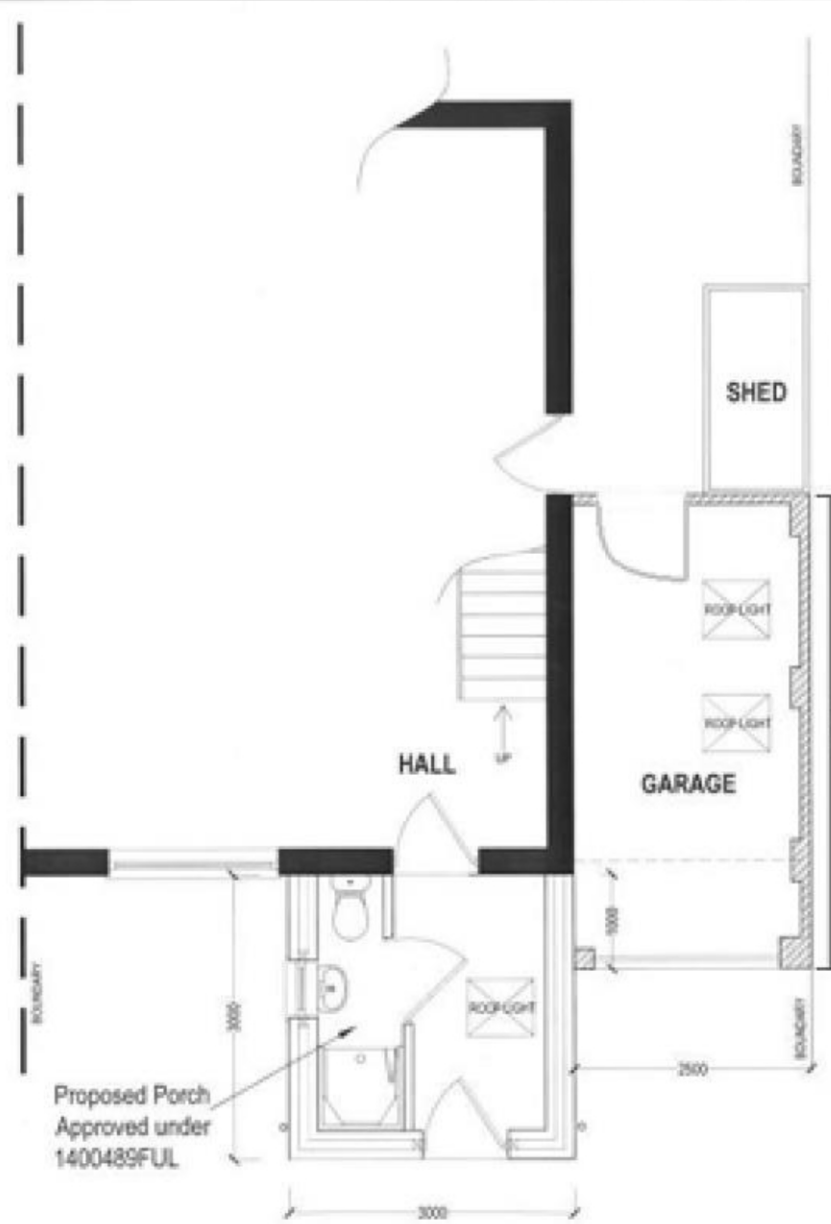
GROUND FLOOR AS EXISTING (1:50)

FOR PLANNING PURPOSES ONLY

EXISTING  
 PLAN AS  
 MR F. HEDGES  
 29 SRINGFIELD  
 SOMERSHAM  
 PE28 3ED

DATE: May 24 SCALE 1:50 1:100@A3 DWG No. GPR/02

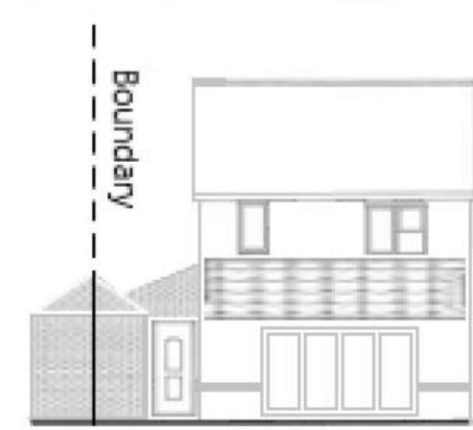




GROUND FLOOR AS PROPOSED (1:50)



FRONT ELEVATION AS PROPOSED (1:100)



Rear elevation as proposed (1:100)

bricks to match  
wienerberger: Nevada  
buff.

Roof to  
match  
Marley:  
Double  
roman tiles



SIDE ELEVATION AS PROPOSED (1:100)



SIDE ELEVATION AS PROPOSED (1:100)

FOR PLANNING PURPOSES ONLY

PROPOSED GARAGE ALTERATIONS  
PLAN AS PROPOSED  
MR F. HEDGES  
29 SRINGFIELD  
SOMERSHAM  
PE28 3ED