HUNTINGDONSHIRE DISTRICT COUNCIL

25/00547/HHFUL

OFFICER REPORT

Case No: **25/00547/HHFUL** **Householder (Full)**

Proposal: **Two storey extension with rear patio doors.**

Location: **1 Alwin Close Sawtry Huntingdon**

Applicant: **Mr Steen Bryant**

Grid Ref: **516897 283025**

DESCRIPTION OF SITE AND APPLICATION

The site comprises of a two-storey semi-detached dwellinghouse located on Alwin Close in Sawtry. There are no constraints relevant to the site.

The application seeks planning permission for a two storey extension with rear patio doors.

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

7400918FUL - MOVING & REBUILDING WALL – Permission

8101582FUL - EXTENSION AND RELOCATION OF SCREEN WALL – Permission

CONSULTATIONS

Sawtry Parish Council have no objections and support the application.

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
- Trees

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).

Alwin Close is a small cul-de-sac hosting mostly semi-detached chalet style bungalows so the south-east with two two-storey dwellinghouses located either side of the entrance to Alwin Close. The application site is a two-storey semi-detached dwellinghouse located on a corner plot with a grassed front garden area and wrap around side/rear garden with a detached garage sited to the rear and hardstanding driveway.

The application seeks permission for a two-storey extension to the south-west with patio doors to the rear. The proposed two-storey extension would create a hallway, utility and playroom to the ground floor and an additional bedroom with an ensuite at first floor. The proposed two-storey extension would measure an overall ridge height of approx. 6.850 metres, which would be lower than the height of the existing host dwelling and therefore would be a subservient addition. There would be patio doors to the rear. The south-west elevation would have a side door to the ground floor and a window serving the playroom and the front north west elevation would have a front door with a ground floor window serving the utility room and a small first floor window serving the en-suite. The proposed materials would be brickwork, cladding, concrete roof tiles and timber/UPVC/aluminium windows and doors all to match the existing host dwelling.

The proposed two-storey extension would be a subservient addition of a modest scale and the materials would not cause any detrimental impact to the character and appearance of the host dwelling and 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.

In terms of neighbouring amenity, the proposals would be sited to the southwest of the site which faces the street front. Whilst the proposed extension would move approx. 4.4 metres closer to the boundary, with neighbouring site No2 Alwin Close sited on the opposite side of the road, there are currently 3 existing first floor windows in the south-west elevation and the proposed extension would only include one first floor window and therefore it is not considered that the proposal would cause any significantly detrimental impact to this neighbouring property.

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.

Trees

Whilst there are no trees on site, it is noted that there is a leylandii hedge to the side and rear which is damaged and overgrown. There is a low picket fence already in place and therefore the loss of the Leylandii hedge would be considered acceptable.

*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**