HUNTINGDONSHIRE DISTRICT COUNCIL

24/02247/HHFUL

OFFICER REPORT

Case No: **24/02247/HHFUL** **Householder (Full)**

Proposal: **Erection of single storey side/rear extension to dwelling.**

Location: **15 Humberdale Way Warboys Huntingdon**

Applicant: **Mr Barry Watts**

Grid Ref: **530420 280481**

DESCRIPTION OF SITE AND APPLICATION

15 Humberdale Way is a two-storey detached dwellinghouse located on the corner plot of Humberdale Way and Third Avenue in Warboys. There are no relevant constraints attached to the site.

The application seeks planning permission for the erection of a single storey side/rear extension to the dwelling.

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

None.

CONSULTATIONS

Warboys Parish Council have been consulted and recommend approval.

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).

Humberdale Way hosts a number of two-storey detached and semi-detached dwellinghouses of varying designs. Materials in the immediate area consist of varying brickwork and tiles with evidence of cladding and areas of render.

This application seeks planning permission for a single storey rear and side wrap around extension to create an entrance hall, shower room, utility and additional family space. The rear extension would measure approx. 2.825 metres in depth and 7.630 metres in width and the side part of the extension would measure approx. 8 metres in depth and 2.3 metres in width. The front door would be located on the western side elevation, with two small windows which would serve the WC and utility room. The rear north elevation would have bi-fold doors, window and two rooflights in the roofslope. The front elevation would have a window to serve the entrance hallway. The proposed materials would be cedral board cladding in platinum grey and concrete plain roof tiles with the colour to match the existing host dwelling. The applicant would also add platinum grey cladding under the existing windows to the host dwelling where there is currently a lighter red brick section. The proposed materials would be considered acceptable and would not harm the character and appearance of the host dwelling or the surrounding area.

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.

In terms of neighbouring amenity, the proposed extension would sit on the boundary between the application site and No17 Humberdale Way. The proposal would be of single storey nature with a mono pitched roof and would measure approx. 3.6 metres and proposes no windows that would offer views to windows serving habitable rooms or private amenity space. Therefore, it is not considered that the proposals would result in any unacceptable harm to neighbouring sites 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.

Trees

Policy LP31 of the Huntingdonshire Local Plan to 2036 requires proposals to demonstrate that the potential for adverse impacts on trees, woodland, hedges and hedgerows has been investigated and that a proposal will only be supported where it seeks to conserve and enhance any existing tree, woodland, hedge or hedgerow of value that would be affected by the proposed development. There is a small scale tree within the vicinity of the application site. Given that the site is not within a Conservation Area and there are no Preservation Orders in place and has minimal amenity value, and additionally could be felled to make way for the development without planning permission, it is considered that the impact to this tree is acceptable and there is no objection to the development by Officers and would not require any conditions to safeguard.

The proposal is therefore considered acceptable in accordance with Policy LP31 of the Local Plan to 2036.

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**