HUNTINGDONSHIRE DISTRICT COUNCIL

25/00873/HHFUL

OFFICER REPORT

Case No: **25/00873/HHFUL** **Householder (Full)**

Proposal: **Proposed single storey extension to the front/side**

Location: **9 Lark End Buckden St Neots**

Applicant: **Mrs Sarah Andrews**

Grid Ref: **519818 267481**

DESCRIPTION OF SITE AND APPLICATION

The site comprises of a two-storey link-detached dwellinghouse located in a well-established residential area in Buckden. There are no constraints relevant to the site.

The application seeks planning permission for a single-storey front/side extension.

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

Buckden Parish Council 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
- Parking

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).

Lark End is a small residential cul-de-sac with a number of detached and link-detached dwellings of brick and tile construction. The dwellings to the north of Lark End have cladding to the first floor and render to the ground floor. No9 Lark End is two-storey a link-detached dwellinghouse of brick and tile construction. The site has an attached garage to the front with a hardstanding driveway.

This proposal seeks permission for a single-storey front/side extension. The single-storey extension would project approx. 2.985 metres from the front elevation, to come level with the existing front projection. The extension would create an extension to the existing kitchen space and the front door would be relocated to the front elevation. The proposed materials would be brickwork, rooftiles and UPVC windows and a composite front door, all to match the existing host dwelling. The proposed extension and materials would be considered in keeping with the character and appearance of the host dwelling and 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 site is located at the end of the cul-de-sac and the proposed single-storey front extension would not protrude beyond the existing front projection and would not

project beyond the existing side wall. The extension would sit approx. 2.4 metres in from the boundary between the site and neighbouring site to the south, No5 Falcon Way. There are no windows proposed that would offer views to windows serving habitable rooms or private amenity space. Therefore, it is not considered that the proposed extension would result in any unacceptable harm to the residential amenity of neighbouring occupiers.

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.

Parking

The proposal is for a single-storey front/side extension. The proposal would be sited to the south of the site and therefore would not compromise any existing parking arrangements.

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**