HUNTINGDONSHIRE DISTRICT COUNCIL

25/00798/HHFUL

OFFICER REPORT

Case No: **25/00798/HHFUL** **Householder (Full)**

Proposal: **Proposed porch/link roof**

Location: **7 The Wilderness St Ives PE27 4JH**

Applicant: **Mr Shaun Clark**

Grid Ref: **531845 271020**

DESCRIPTION OF SITE AND APPLICATION

The application site at 7 The Wilderness is occupied by a two-storey detached dwellinghouse located to the east of St Ives Town Centre. The application site falls within Flood Zone 1 of the Environment Agency's Flood Map for Planning but is liable to flood. There are no other constraints relative to the site.

This application seeks permission for a porch/ link roof.

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;
* building a strong, competitive economy;
* achieving well-designed, beautiful and safe places;
* conserving and enhancing the natural, built and historic environment.

Planning Practice Guidance and the National Design Guide 2021 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)

LP5: Flood Risk
LP11: Design Context
LP12: Design Implementation
LP14: Amenity

Neighbourhood Plan and relevant policies where applicable

Huntingdonshire Design Guide Supplementary Planning Document (2017):

* Place Making Principles parts 3.7 Building Form and 3.8 Building Detailing

Huntingdonshire Landscape and Townscape Supplementary Planning Document (2022)

Huntingdonshire Strategic Flood Risk Assessment (2024)

Local policies are viewable at https://www.huntingdonshire.gov.uk

RELEVANT PLANNING HISTORY

18/00781/HHFUL - Two storey side and rear extension, canopy to front and alterations to fenestration of existing dwelling (Permission)

CONSULTATIONS

St Ives Town Council - Support the application, state that the proposed porch and link roof are in keeping with the rest of the property and similar properties on the road, and would be in keeping with the character.

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
- Flood Risk

*Design and Visual Amenity

The application site at 7 The Wilderness is occupied by a two-storey detached dwellinghouse located to the east of the St Ives Town Centre. The application seeks permission for a porch and link roof to the front of the property. When considering the scale of the proposed porch and link roof in comparison to the existing dwelling, the proposals are minor in scale and will not have a significant impact on the character or appearance of the area. The proposed porch and link roof mimics the roof design of the host dwelling, and had a maximum height of 3.8 metres, with eaves at 2.6 metres. Whilst the porch and link roof project forward of the principal elevation of the dwelling, the adjacent dwellings are not 'flat fronted', with The Wilderness consisting of a staggered housing arrangement. As such, the proposals are considered acceptable with regards to design. The proposed porch and link roof are also successfully integrated within the host dwelling through the use of materials to match existing, and therefore is considered acceptable in terms of visual amenity and would not have a detrimental impact upon the character of the area.

Overall, taking the above factors into consideration, the proposed development is considered to be acceptable with regard to design and visual amenity and would not have a significantly detrimental impact upon the character or appearance of the area. It therefore accords with Policies LP11 and LP12 of Huntingdonshire's Local Plan to 2036 in this regard.

*Residential Amenity

Given the scale and type of development proposed as a porch and link roof element to the principal elevation of the existing dwelling, alongside having regard to adjacent properties, it is not considered that there would be any unacceptable material impacts in terms of overbearing or loss of light, nor would there be any issues relating to overlooking or loss of privacy.

Overall, taking these factors into account 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 HDC's Local Plan to 2036 in this regard.

*Flood Risk

Whilst the application site lies in Flood Zone 1 on the Environment Agency's Flood Map for Planning, as per the Environment Agency the site has a medium long term flood risk. It is noted that as the proposal would be considered 'minor development' as per the NPPF (2024), it is therefore not subject to Sequential or Exception Tests. The application should however still meet the requirements for site specific flood risk assessments. The application includes resilience measures stated on the proposed plans and elevations which are considered acceptable in this regard. Officers have also taken into consideration the type of development and it is considered that this would not result in significant issues in terms of surface water or altering flood risk when taking into account the surrounding area.

Therefore, taking the above into account the development is considered to be acceptable with regard to its approach to flooding and will not (given its scale and use) result in an increased risk of flooding in the locality. It therefore accords with Policy LP5 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 harmful impact upon the character and appearance of the area;
* Would not have a significantly detrimental impact upon the amenity of neighbours;
* Would not have a significant impact on flood risk in the area.

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 **Josh France**