HUNTINGDONSHIRE DISTRICT COUNCIL

25/00597/HHFUL

OFFICER REPORT

Case No: **25/00597/HHFUL** **Householder (Full)**

Proposal: **Erection of two storey rear and side extension**

Location: **19 High Street Hemingford Grey Huntingdon**

Applicant: **Tom Caldicott**

Grid Ref: **529548 270591**

DESCRIPTION OF SITE AND APPLICATION

The application site at 19 High Street is occupied by a two-storey detached dwellinghouse located in a residential area within Hemingford Grey. The site located within the Hemingfords Conservation Area, with Grade II Listed Buildings immediately opposite and along High Street. The application site also falls within Flood Zone 2 of the Environment Agency's Flood Map for Planning.

This application seeks permission for the erection of a two-storey rear and 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;
* 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

LP31: Trees, Woodland, Hedges and Hedgerows
LP34: Heritage Assets and their Settings

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)

The Hemingfords Conservation Area Character Assessment (2008)

Huntingdonshire Strategic Flood Risk Assessment (2024)

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

RELEVANT PLANNING HISTORY

None Relevant.

CONSULTATIONS

Hemingford Grey Parish Council - Supports the application, wishes to draw the planning officers' attention to the bedroom window on the upper storey due to overlooking. They also state that the en-suite bathroom should have obscured glass.

Officer comment: Officers have noted the above, and is discussed in preceding sections of this report.

HDC's Conservation Officer - No objection, further comments in subsequent sections of this report.

HDC's Arboricultural Officer - Support application following the submission of an Arboricultural Impact Assessment and Tree Protection Plan.

REPRESENTATIONS

17 High Street - Objection, makes comments which are summarised below:

o The rear extension would be visible from Meadow Lane and will draw the eye in this view towards the Conservation Area and is a consideration in terms of harm to heritage assets
o The large, master bedroom window is out of keeping and unnecessarily large
o There is a maturing and large sycamore tree close to the boundary, concerns over the impact of the development on the tree
o Overbearing visually due to its depth, height and proximity to the boundary - the extension will increase the overall depth beyond our house
o Potential loss of sunlight to the main area of our rear garden later in the day

Officer comment: Officers note the above, and are discussed in subsequent sections of this report.

o Noise and disturbance during construction needs to be minimised if approved

Officer comment: This is not solely a planning issue and as such is not considered within this application.

SUMMARY OF ISSUES

The main issues to consider in the determination of this application are:

- Design, Visual Amenity and Impact on Heritage Assets
- Residential Amenity
- Flood Risk
- Impact on Trees

*Design, Visual Amenity and Impact on Heritage Assets

The application site at 19 High Street is occupied by a two-storey detached dwellinghouse located within a residential area within the village of Hemingford Grey and falls within the Hemingfords Conservation Area. When considering the built form of the surrounding area, there is a variety in the design, materials used and types of dwellinghouses. The proposal consists of the erection of a two-storey side and rear extension, of which the rear extension replaces the existing conservatory. When considering the scale of the proposed extension with regards to the form of the existing dwelling, whilst the extension is large in footprint, the design and siting of the extension allows it to act subservient to the existing dwelling. The maximum ridge height of the extension is set down lower than that of the host dwelling, alongside the side element of the extension being set back from the front elevation. Concerns have been raised over the size of the window serving the master bedroom. Whilst the window differs from that of the existing dwelling, the location set to the rear of the dwelling means that this will not be visible from the street. Further, as per Huntingdonshire's Design Guide (2017), attractive, contemporary window designs are welcomed, which usually consist of larger expanses of glass which helps to bring more light into the dwelling. As such, the proposed first-floor window to the rear serving the master bedroom is acceptable with regards to its design and does not have a detrimental impact on the character or appearance of the area.

The proposed extension measures a maximum length of approximately 8.3 metres when including the side extension, and projects from the rear of the dwelling by 4.8 metres in length. The extension measures approximately 6 metres in width, and the side element of the extension projects 2.3 metres to the west elevation of the existing dwelling. The extension is to have a hipped roof, with a maximum ridge height of 6 metres, and eaves at 4.6 metres. The extension will be set 0.51 metres in from the side boundary of No. 21, which is key to ensure that some visual separation remains between the application site and neighbouring property and to prevent a terracing effect, whereby the existing detached properties appear as terraced properties due to both having side extensions.

The application form highlights the proposed external wall materials are to consist of buff brick. When considering the existing dwelling, alongside the adjacent properties, the primary material for the external walls is render. As such, in order to help integrate the extension within the application site and surrounding area and limit the impact upon the appearance of the Conservation Area, a condition will be applied which ensures that the external construction of the extension is to consist of materials which match the existing dwelling.

Overall, taking the above factors into consideration, subject to conditions 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.

As detailed above, the site is located within the Hemingfords Conservation Area, with Grade II Listed Buildings dwellings in the vicinity. As such, it should be regarded that:

Section 72 of the Planning (LBCA) Act 1990 states that special attention shall be paid to the desirability of preserving or enhancing the character or appearance of a Conservation Area.

Section 66 of the Planning (LBCA) Act 1990 states that in considering whether to grant planning permission for development which affects a listed building or its setting, the Local Planning Authority shall have special regard to the desirability of preserving the building or its setting or any features of special architectural or historic interest which it possesses.

Para. 212 of the NPPF sets out that 'When considering the impact of a proposed development on the significance of a designated heritage asset, great weight should be given to the asset's conservation (and the more important the asset, the greater the weight should be). This is irrespective of whether any potential harm amounts to substantial harm, total loss or less than substantial harm to its significance'.

Para. 213 states that 'Any harm to, or loss of, the significance of a designated heritage asset (from its alteration or destruction, or from development within its setting), should require clear and convincing justification'

Local Plan policy LP34 aligns with the statutory provisions and NPPF advice.

As this is the case, HDC's Conservation team have been consulted and having reviewed the documents supports the application and makes the following comments which are summarised below:

The dwelling itself is set back from the pavement, with a buffer provided by a driveway between the dwelling and the pavement, making the dwelling less impactful on the setting of the Listed Buildings located opposite the application site. It is noted by HDC's Conservation Officer that the neighbouring dwellings on the same side of the High Street are white rendered and buff brick, which is similar to the proposed development. Additionally, with the extension primarily positioned at the rear of the dwelling backing on to agricultural fields, it does not impact any key views of the Conservation Area. The Conservation Officer notes that whilst the proposals will be viewable from the public highway from the front and side elevation, the impact on the Conservation Area is minimal, and the reduction in the visible gaps between the host dwelling and the adjacent dwelling at No. 21 will consolidate the impact already present due to the existing extension at No. 21.

Therefore, taking into account the above assessment and the comments received from HDC's Conservation Officer presented above, it is considered that the proposed development is acceptable with regards to its impact on the designated heritage assets, and as such accords with Policy LP34 of the Local Plan, the Planning (Listed Buildings and Conservation Areas) Act 1990 and the provisions of the NPPF (2024).

*Residential Amenity

Concerns have been raised by neighbours regarding the proposals, and the potential impacts on neighbour amenity. As part of this, the neighbour at No. 17 presents potential overbearing impacts visually due to the proposed depth, height and proximity to the boundary. When considering this, whilst officers acknowledge that the proposed extension is large in scale, the staggered arrangement of the homes along High Street would naturally result in views of neighbouring properties to the rear. In this case, the proposed extension would not project further than the adjacent dwelling at No. 21 and taking into account the distance between the extension and No. 17, it is not considered that there would be any adverse impact on overbearing in this instance.

Additionally, concerns have been raised over the loss of sunlight on the adjacent property at No. 17. When considering the 45-degree test as presented in Huntingdonshire's Design Guide (2017), it is determined that no adverse loss of sunlight would occur from the proposals, and as such is acceptable in this regard.

A condition shall be put in place to ensure that the first-floor window serving the en-suite bathroom will be obscure glazed, in order to prevent overlooking and ensure a high standard of residential amenity for users.

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

The application site lies in Flood Zone 2, as thus is liable to flood. 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 NPPF however does state that a Site-Specific Flood Risk Assessment should accompany applications for development within Flood Zone 2, which whilst in this case has not been provided, a flood tick sheet has been included as part of the submitted documents which details the mitigation measures that will be used to limit the risk of flood in the locality, of which are considered acceptable and shall be secured by condition. Officers have also taken into consideration the scale of the development in place of the current conservatory and side extension, 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.

*Impact on Trees

With concerns over a mature sycamore tree on the boundary of the application site, HDC's Arboricultural Officer has been consulted, and originally stated how an Arboricultural Impact Assessment and Tree Protection Plan was required to detail the Root Protection Area (RPA) of the trees nearby, and to understand how damage to them will be prevented. From this, these documents were produced and submitted to the LPA, with the Arboricultural Officer satisfied that the Tree Protection Plan put in place is acceptable, and the proposed extension lies outside of the RPA and canopy spread of the trees detailed and of concern. It has been noted by the Arboricultural Officer that a fence will need to be installed across the rear garden to prevent access into the RPA, with any incursions needing to be essential. The submitted Tree Protection Plan clearly highlights a fence positioned across the garden to prevent this, and the implementation of the submitted Tree Protection Plan throughout the course of the works shall be secured by condition.

Therefore, taking into account the above assessment, the proposed siting of the extension, alongside the supportive comments from HDC's Arboricultural Officer, the proposed development is considered acceptable, with no significant impact to occur on nearby trees within the Conservation Area and as such accords with with Policy LP31 of the Local Plan to 2036 and the provisions of the NPPF (2024).

*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 designated heritage assets;
* Would not have a significantly detrimental impact upon the amenity of neighbours;

* Would not have a harmful impact upon flood risk in the area;
* Would not have a harmful impact on trees.

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**