HUNTINGDONSHIRE DISTRICT COUNCIL

24/02246/HHFUL

OFFICER REPORT

Case No: **24/02246/HHFUL** **Householder (Full)**

Proposal: **Demolition of existing single storey rear extension with the erection of a new single storey rear extension and internal alterations.**

Location: **3 Sayers Court Bluntisham Huntingdon**

Applicant: **Mr Andrew Cowley**

Grid Ref: **536846 274813**

DESCRIPTION OF SITE AND APPLICATION

The application site at 3 Sayers Court is occupied by a two-storey detached bungalow located within a residential area in Bluntisham. The application site falls within the Bluntisham Conservation Area and there are a number of Listed Buildings in the vicinity.

This application seeks permission for the demolition of the existing rear extension and the erection of a single storey rear extension with internal alterations.

Officers have scrutinised the plans and have familiarised themselves with the site and surrounding area.

During the lifetime of the application, the description has been revised to reflect that application also included the demolition of the existing rear extension to allow for the proposed single storey rear extension. Given the neutral impact, on the balance of fairness further consultation on this matter was not considered to be necessary.

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)

LP11: Design Context
LP12: Design Implementation
LP14: Amenity
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

Bluntisham Conservation Area Character Statement (1999)

Huntingdonshire Landscape and Townscape Supplementary Planning Document (2022)

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

RELEVANT PLANNING HISTORY

None relevant.

CONSULTATIONS

Bluntisham Parish Council - Recommend approval.

HDC Conservation Officer - State they have no comment to make.

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
- Impact on Heritage Assets
- Residential Amenity

* Design and Visual Amenity

The application seeks permission for the erection of a single storey rear extension. The proposal involves the demolition of an existing flat roof extension to the rear, with the erection of a lean-to extension in its place. The proposal makes use of additional hardstanding patio to result in an increase in floor space compared to the existing, whilst adding a covered area for additional outdoor living. The proposed extension measures approximately 8.4 metres in width and 4.3 metres in length. The addition of the covered outdoor area takes the total length of the proposal to approximately 13.4 metres. The lean-to roof has a maximum height of 3.5 metres, with eaves at 2.1 metres, which complements the host dwelling.

It is worth noting that whilst this proposal seeks for a large extension, the site benefits from a considerable sized plot and the proposed extension complements the design and layout of the existing dwelling. Comments from the Parish Council support this, as they state the proposal is in keeping with neighbouring properties. The proposed extension also makes use of materials which

match that of the existing dwelling, thus further integrating the extension with the host dwelling. The proposal therefore respects the character and appearance of the dwelling and has a neutral impact on the wider 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.

*Impact on Heritage Assets

In assessing development within a Conservation Area, it should be recognised 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. 205 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. 206 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 state that they have no comment to make on the proposal.

Officers have undertaken a site visit, and having taken into consideration the documents submitted as part of the application the proposed development is acceptable with regards to its impact on the designated heritage assets. No Listed Buildings will be impacted by the proposal, and due to the scale and type of development at the rear of the property it is considered that there will be no harm to the character of the Conservation Area. It therefore accords with Policy LP34 of the Local Plan to 2036, the provisions of the NPPF (2024) and the Planning (LBCA) Act 1990.

*Residential Amenity

Given the scale and location of the extension to the rear of the dwelling and partly in place of the existing extension, alongside having regard to the proximity and separation to the adjacent dwellings, it is not considered that there would be any unacceptable material impacts in terms of overbearing impacts or loss of light, nor would there be any issues regarding overlooking or loss of privacy.

It is therefore considered that the proposal would not have a significant impact on residential amenity and therefore accords with Policy LP14 of Huntingdonshire District Council's Local Plan to 2036 in this regard.

*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 harmful impact upon the designated heritage assets;
* 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:
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