OFFICER REPORT

Case No: 25/00441/HHFUL Householder (Full)

Proposal: Single storey rear extension

Location: 30 Miller Way Brampton Huntingdon

Applicant: Mr Cadogan

Grid Ref: 520213 271226

DESCRIPTION OF SITE AND APPLICATION

The application site is occupied by a two-storey detached dwellinghouse located in a well-established residential area of Brampton. There are no constraints relevant to the site.

The application seeks planning permission for the Erection of a single-storey rear 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

80/00608/FUL – Extension to dwelling – Permission

85/01357/FUL – Extension to dwelling – Permission

88/02281/FUL - Extension to dwelling – Permission

CONSULTATIONS

Brampton Parish Council recommend approval with the stipulation that new materials match existing as closely as possible.

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

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).

Miller Way hosts a mix of detached and semi-detached single and two-storey dwellings of mostly brick and tile construction. The application site, No30 Miller Way, is a two-storey semi-detached dwellinghouse with a block paved driveway and front garden bound by a low brick wall and railings. There is a detached single garage located to the rear/south side of the dwelling.

This application seeks permission for a single-storey rear extension which would replace an existing conservatory and create a kitchen/dining area. The extension would have a pitched roof design and two rooflights would be incorporated into the northern and southern roof slopes. As stated in the accompanying application form, the proposed materials would be brickwork, roof tiles and UPVC/aluminium windows and doors to match the existing host dwelling. Given the scale, siting and design, the proposal is considered to be acceptable and would not have a detrimental impact on 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.

The proposed single-storey rear extension would be sited approx. 0.2 metres in from the boundary with attached neighbouring site to the north, No32 Miller Way, which would be slightly closer than the conservatory. The proposed single-storey extension would replace an existing conservatory and would increase in height by approx. 1.175 metres and would extend approx. 3.5 metres outwards from the rear of the house which would be approx. 0.84 metres more than the existing conservatory. No32 has a conservatory on the rear elevation which the proposed extension would be positioned adjacent to. There are no windows proposed that would offer views to windows serving habitable rooms. It is noted that the proposed extension would be positioned to the south of this neighbour which would cause loss light to the side elevation of the conservatory, causing elements of overshadowing and overbearing impact for the conservatory. However, due to the large amount of glazing to the rear east elevation of the conservatory at No32, and the pitched roof design of the extension with the roof sloping away from the boundary, the impact in terms of overshadowing, overbearing and reduced lighting impacts on residential amenity would not be unacceptable in planning terms.

The proposed extension would be sited approx. 3.748 metres from the side boundary between the site and No28 Miller Way and given this separation distance and its size, scale and single-storey nature with no windows proposed that would offer views to windows serving habitable rooms or private amenity space, is it not considered that the proposal would cause any detrimental harm to this neighbouring site with regards to overlooking, overbearing, loss of light or loss of privacy.

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.

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**