OFFICER REPORT

Case No: 25/00192/HHFUL Householder (Full)

Proposal: Erection of single storey flat roof rear extension to form a self-contained annexe

Location: 49 High Street Great Paxton St Neots

Applicant: Mr Jason Anderson

Grid Ref: 520984 263772

DESCRIPTION OF SITE AND APPLICATION

The dwelling is a two storey detached house constructed of buff brick with rear elements finished in pale render. It is located within a residential area of Great Paxton. The site is situated in flood zone 1 and there are no designated heritage assets in the vicinity.

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

The application is for a single storey flat roof rear extension to form a self-contained annexe. It is noted that during the lifetime of the application, revised plans have been received in response to Officer concerns regarding the massing of the annexe. As the revisions show a reduced proposal with a minor design change, it was not considered necessary to reconsult on the proposal.

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 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

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

PLANNING HISTORY

1200332FUL - Erection of new sun lounge and car port with 1st floor over. Conversion of flat roof to pitched and conversion of garage to games room – permission granted 19.04.2012

CONSULTATIONS

Great Paxton Parish Council support the planning application, with no objections.

REPRESENTATIONS

No objections received at 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

Policies LP11 and LP12 of the Huntingdonshire Local Plan to 2036 state that developments should respond positively to their context, draw inspiration from the key characteristics of its surroundings and contribute positively to the area's character and identity.

The proposal is for a single storey flat roof rear extension to form a self-contained annexe. The annexe is located to the rear of the property, relacing an existing attached outbuilding. It will extend further out to the rear garden of the property. It is to have a flat roof with roof lantern and bifold doors leading out to the rear garden. It is to be finished in pale render matching the existing finish to the side of the dwelling. The property sits within a generous plot, set well back within the site. Therefore, the proposal will be of limited visibility from the public highway.

Therefore, it is considered that the scale, bulk and design of the development complements the host building and would not harm the general character of the area. The proposal, therefore, accords with LP11 and LP12 of Huntingdonshire's Local Plan to 2036 (2019) in this regard.

*Residential Amenity

Policy LP14 of the Local Plan to 2036 states 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.

The proposed annexe is adjacent to the eastern rear boundary of the property. It is noted that there is an existing outbuilding close to this boundary that will be replaced by the proposed annexe. The additional rear element of the annexe has been stepped in from the boundary providing an overall separation distance of approximately 2 metres with the neighbouring property to the east. It is also noted that the existing fence boundary treatment sits on a low wall and therefore the majority of the side elevation will be shielded by the close boarded fence, mitigating the massing impact on the neighbouring property to the east. A small ground floor window to the

side elevation serving the bathroom will be of obscured glass. Therefore, it is considered that the proposed extension would not have a significant detrimental impact on the amenity of the neighbouring property such to warrant refusal of the application.

Therefore, the development is considered acceptable in terms of overshadowing, overlooking, loss of privacy, loss of light and would not have a significant impact upon residential amenity. The proposal, therefore, accords with LP14 of Huntingdonshire's Local Plan to 2036 (2019) 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 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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