HUNTINGDONSHIRE DISTRICT COUNCIL

25/00349/HHFUL

OFFICER REPORT

Case No: **25/00349/HHFUL** **Householder (Full)**

Proposal: **Single storey rear extension & front porch**

Location: **18 Chequers Close Fenstanton Huntingdon**

Applicant: **Madeleine Gilkes**

Grid Ref: **531662 268578**

DESCRIPTION OF SITE AND APPLICATION

The application site at 18 Chequers Close is occupied by a two-storey semi-detached dwellinghouse split into two residential units located in a residential area within Fenstanton. The proposal concerns the ground floor unit only of the application site. The site is in Flood Zone 1 of the Environment Agency's Flood Map for Planning and there are no constraints relative to the site.

This application seeks permission for the erection of a single storey rear extension and front porch.

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)

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)

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

RELEVANT PLANNING HISTORY

90/00794/FUL - Conservatory to dwelling 18 Chequers Close, Fenstanton. (Permission)

92/00775/FUL - Erection of brick wall 18, Chequers Close, Fenstanton. (Refused)

CONSULTATIONS

Fenstanton Parish Council - Recommends approval, would like to note that the extension will be built over a drain and the application lacks information regarding a defined garden boundary.

Officer Comments: Considering the extension being built over a drain, this is a matter which will be taken into account under the building regulations and is not in the remit of the Local Planning Authority. Regarding comments over lack of information regarding a defined garden boundary, officers note that the Block Plan and Certificate B submitted as part of the supporting documents correctly reflect the ownership of the property and associated garden, with the first floor being a maisonette with its own access under separate ownership.

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

The application site at 18 Chequers Close is occupied by a residential ground floor unit, with a maisonette on the first floor under separate ownership, within a residential area in Fenstanton. The application seeks permission for the erection of a single storey rear extension and front porch to the dwelling. When considering the form of the proposed rear extension and front porch to the existing dwelling, the proposals are minor in scale and act subservient to the dwelling. Considering the rear extension, this measures approximately 3.9 metres in length and approximately 3.2 metres in width. The extension consists of a pitched roof with a hipped design, with a maximum ridge height of approximately 3.3 metres with eaves at 2.4 metres. The extension is to be integrated within the application site with the proposed use of materials which complement the existing dwelling, and which are considered acceptable with regards to design, with no detrimental impact upon the character or appearance of the street scene due to the location at the rear of the property.

The application also seeks permission for the erection of a front porch to the existing dwelling. The proposed front porch would measure approximately 2.6 metres in width and 1.5 metres in depth.

The porch includes a gable ended pitched roof design measuring a maximum ridge height of 3.3 metres with eaves at approximately 2.2 metres. Considering the proposed dimensions to the existing dwelling, the front porch is also minor in scale, therefore it is considered that the addition would have a neutral impact on the wider area. It must be noted that guidance in Huntingdonshire District Council's (HDC) Design Guide (2017) states extensions to the front of the property should be avoided as building out from the front creates an unbalanced façade and disrupts the line of the street. However, taking the wider context of the street into account, this would not be the case for this application. The proposed front porch is integrated within the street scene, as the layout of the existing and surrounding detached dwellings are not 'flat fronted', and there are numerous examples of front porches along Chequers Close. Its integration is also supported by the use of materials to match existing. In terms of design and materials used, the proposed front porch is considered acceptable in this instance and will not have a detrimental impact on the character or appearance of the surrounding 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 location of the extension to the rear of the dwelling and 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 or loss of light, nor would there be any issues regarding loss of privacy or overlooking.

Given the scale of the front porch and having regard to the adjacent dwellings, it is not considered that there would be any unacceptable material impacts in terms of loss of privacy or overlooking, nor would there be any overbearing or loss of light impact.

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.

*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:
Enquiries about this report to **Josh France**