**HUNTINGDONSHIRE DISTRICT COUNCIL**

**24/02198/HHFUL**

**OFFICER REPORT**

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**Case No:** **24/02198/HHFUL** **Householder (Full)**

**Proposal:** **Replacement of existing porch with new porch**

**Location:** **71 Needingworth Road St Ives PE27 5JY**

**Applicant:** **Mrs Chrissie Clements**

**Grid Ref:** **531892 271916**

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## DESCRIPTION OF SITE AND APPLICATION

The application site at 71 Needingworth Road is occupied by a two-storey detached bungalow located within a residential area in St Ives. The application site lies partly within Flood Zone 2 on the Environment Agency's Flood Map for Planning. The site also falls within the St Ives Conservation Area.

This application seeks permission for the replacement of the existing porch with a new 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)

LP5: Flood Risk
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

St Ives Conservation Area Character Statement (2007)

Huntingdonshire Landscape and Townscape Supplementary Planning Document (2022)

Huntingdonshire Strategic Flood Risk Assessment (2017)

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

**RELEVANT PLANNING HISTORY**

None relevant.

**CONSULTATIONS**

St Ives Town Council - Support the application.

HDC Conservation Officer - No objections.

**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
- Flood Risk

* Design and Visual Amenity

The application seeks permission for the replacement of the existing porch with a new porch. The proposed porch would measure approximately 1.9 metres in width and 2.1 metres in depth. The proposal consists of a flat roof design, measuring a maximum height of approximately 2.9 metres, and is detailed to meet the eaves of the existing dwelling. Considering the proposed dimensions to the existing dwelling, the porch is minor in scale, and the addition is considered to have a neutral impact on the wider area. In terms of the material used, the porch is proposed to make use of timber cladded walls. Whilst this differs from that of the existing dwelling, HDC's Design Guide (2017) states that the use of timber cladding helps to create more interest in the street scene. In this case, the use of timber cladding helps to provide a positive contribution to the character and appearance of the dwelling. The use of single ply for the roof matches that of the existing garage, thus helping to further integrate the porch within the dwelling. Therefore, both the design and materials would respect the character and appearance of both the existing dwelling and the street scene.

It must be noted that guidance in HDC's Design Guide (2017) states that extensions to the front of the property should be avoided as building out from the front creates and unbalanced façade and disrupts the line of the street. However, the entrance to the property where the proposed porch is to be located is set back from the street and is not the primary frontage, as the dwelling is not 'flat fronted'. Considering the wider context of the street scene, the layout of the surrounding detached dwellings also varies, with an established character of substantial 'front projections' along Needingworth Road. This therefore is not an unfamiliar feature, and alongside the fact that the proposal replaces an existing front porch, it is considered acceptable in this instance.

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 objections to the proposal, as the works will not result in harm to the significance of this Conservation Area.

Therefore, having taken into account the comments made from the Conservation Team and documents submitted as part of the application, it is considered that the proposed development is acceptable with regards to its impact on the designated heritage assets. 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 porch to the front of the dwelling and in place of the existing porch, 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 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.

*Flood Risk

The application site lies partly 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 in this case has been provided. This details the mitigation measures that will be used to limit the risk of flood in the locality, with floor levels of the proposed development to be set no lower than existing levels. Officers have also taken into consideration the type and scale of the development and it is considered that the scale of development 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.

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

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**