# OFFICER REPORT

**Case No:** 25/00628/HHFUL Householder (Full)

**Proposal:** Erection of single storey rear extension to dwelling and veranda.

**Location:** 91 High Street Hail Weston St Neots

**Applicant:** Ann Clark

**Grid Ref:** 516570 262147

## DESCRIPTION OF SITE AND APPLICATION

The property is a detached two storey brick house painted in a pale colour. It is located within a residential area of Hail Weston.

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 the erection of a single storey rear extension and veranda.

## 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 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**

80/00505/FUL – Extension to dwelling – permission granted 01.05.1980
87/00081/OUT - Erection of a 2-storey dwelling with garage – refused 16.02.1987
87/02220/FUL - First-floor extension to dwelling – permission granted 21.12.1987
95/00202/FUL - Erection of an extension to dwelling - permission granted 13.04.1995
0001506FUL – Erection of conservatory - permission granted 10.10.2000
0500403FUL – Extension to dwelling - permission granted 07.04.2005
0502793FUL – Erection of conservatory - permission granted 03.11.2005
15/60593/PDE - Erection of replacement garage – planning permission required 27.10.2015
16/01391/HHFUL - New detached garage to replace existing to be demolished – permission granted 23.08.2016
23/00728/HHFUL - Erection of two single storey rear extensions to dwelling – permission granted 01.06.2023

**CONSULTATIONS**

Hail Weston Parish Council recommends approval.

**REPRESENTATIONS**

One comment has been received from the neighbouring property to the north with comments summarised below:

- The retaining wall between the two properties, belonging to the applicants, has fallen into disrepair. Concern that further development and loading in this area could cause additional collapse. Consider that strengthening and rebuilding of the wall should form part of the works.

Officer comment – Boundary works have not been included as part of the application. Therefore the disrepair of the wall is a civil matter between the neighbours. The applicant is advised to contact their neighbour to discuss the ongoing issues with the boundary wall.

**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 proposed works are for the erection of single storey rear extension and veranda. Materials for the rear extension are to match the main existing dwelling, helping the addition to blend in with the original property. The veranda is to be constructed of a metal frame with a white or grey finish. It is noted that the proposal is to the rear of the property and therefore will have limited visibility from the public highway.

Therefore, it is considered that the scale, bulk and design of the development compliment 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 single storey rear extension is adjacent to an existing two storey rear projection and as such is hidden from views with neighbouring properties. The veranda is positioned to the rear of the existing two storey projection, providing a covered area leading off from the open plan kitchen/dining area. It is noted that there is a difference in land levels between the application site and the property to the north, however the dwelling to the north is set further back within its plot, mitigating any impact on the residential amenity of the neighbouring property as a result of the proposal. In addition, it is noted that the proposal accords with the 25 degree test which is used to check the impact of overshadowing of a proposed development.

Therefore, due to the position of the proposal it is considered that there will be no significant detrimental impact upon the residential amenity of neighbouring properties.

Therefore, overall, 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 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 **Olivia Manton**