OFFICER REPORT

Case No: 25/00235/HHFUL Householder (Full)

Proposal: Proposed first floor pitched roof extension over existing Garden Room/Utility Room

Location: 17 St Hughs Road Buckden St Neots

Applicant: Mr Ben Thompson

Grid Ref: 519369 267931

DESCRIPTION OF SITE AND APPLICATION

17 St Hughs Road is a two-storey detached dwellinghouse located in a residential area of Buckden. The property is within the Buckden Neighbourhood Plan boundary and is adjacent to Buckden Conservation Area. The existing dwelling is of a gable-end design with a front projecting, single-storey flat roof garage.

This application seeks permission for a first-floor pitched roof extension over the existing garden room/utility room to provide an enlarged bedroom and en-suite.

This application has been accompanied by a Supporting Statement and a Heritage Statement.

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

NATIONAL GUIDANCE

The National Planning Policy Framework (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.

Section 72 of the Planning (Listed Buildings and Conservation Area) Act 1990, 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
LP34: Heritage Assets and their Settings

Buckden Neighbourhood Development Plan 2020 - 2036 (Adopted May 2021)

Building Design 1 - Context
Building Design 2 - Implementation

Supplementary Planning Documents (SPD) and Guidance:

Huntingdonshire Design Guide Supplementary Planning Document (2017):
3.1 Place Making Principles
3.7 Building Form

Huntingdonshire Landscape and Townscape SPD (2022)

The National Design Guide (2021)

C1 - Understand and relate well to the site, its local and wider context
C2- Value heritage, local history and culture
I1 - Respond to existing local character and identity
I2 - Well-designed, high quality and attractive
I3 - Create character and identity

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

RELEVANT PLANNING HISTORY

There is no relevant planning history at the property.

CONSULTATIONS

Buckden Parish Council - Recommend approval.

Huntingdonshire District Council's Conservation Officer - No comment to make.

REPRESENTATIONS

No third-party representations were received during the course of the application.

SUMMARY OF ISSUES

The main issues to consider in the determination of this application are:

- Design, Visual Amenity and Impact on Heritage Assets
- Residential Amenity

* Design, Visual Amenity and Impact on Heritage Assets

Policy LP11 states that a proposal will be supported where it is demonstrated that it responds positively to its context. Policy LP12 states that new development will be expected to be well designed and that a proposal will be supported where it can be demonstrated that it contributes positively to the area's character and identity and successfully integrates with adjoining buildings

and landscape. This is also reflected in the Buckden Neighbourhood Plan, Huntingdonshire Design Guide SPD and Section 12 of the National Planning Policy Framework (2024).

The Local Planning Authority is also required to ensure that with respect to any buildings or other land in a Conservation Area, special attention shall be paid to the desirability of preserving or enhancing the character or appearance of that area, through the Planning (Listed Buildings and Conservation Areas) Act 1990 at Section 72. This is also reflected in Policy LP34 of the Huntingdonshire Local Plan to 2036 and Section 16 of the National Planning Policy Framework.

This application seeks approval for the erection of a first-floor pitched roof extension over the existing garden room/utility room at No. 17 St Hughs Road, Buckden. A small section of the existing flat roof of the utility room will also be raised to accommodate warm roof insulation. The property is directly adjacent to the Buckden Conservation Area.

The proposed first-floor extension would continue the existing pitched roof the width of the dwellinghouse. While the proposal would not be set back/down from the main dwellinghouse to ensure its subservience, it is noted that there are other examples along the south side of St Hughs Road that match the scale and design of the proposal (notably No's 13 and 21 St Hughs Road). As such, the proposal is not considered to result in any detrimental visual impacts on the existing property, the streetscene of St Hughs Road or the surrounding area.
Furthermore, the proposed extension would be constructed using matching materials to the existing dwellinghouse.

It is also worth noting that given existing dense, mature tree planting south of the property as well as existing boundary treatments, the proposal would not be readily visible from public vantage points within the Buckden Conservation Area and is therefore considered to preserve its character and appearance.

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. As such, the proposal would be in accordance with Policies LP11 and LP12 of Huntingdonshire's Local Plan to 2036, Building Design Policies of the Buckden Neighbourhood Plan and Section 12 of the National Planning Policy Framework (2024) 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 closest neighbouring residential properties that are likely to be impacted upon as a result of the proposed development are Nos. 15 and 19 St Hughs Road.

The proposed extension is not considered to result in any detrimental overbearing, overshadowing, overlooking or loss of light impacts on No. 15 St Hughs Road as the proposal would not extend beyond the neighbouring properties front or rearmost elevations and would not include the installation of any east side elevation windows (nor are there any existing west side elevation windows on the existing neighbouring property).

Furthermore, given the proposed extension would be limited to the east side elevation with the existing dwelling screening the proposal, it would not result in any detrimental impacts on No. 19 St Hugh's Road, Buckden.

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 Huntingdonshire's Local Plan to 2036 and Section 12 of the National Planning Policy Framework (2024) 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 **Olivia Manton**