HUNTINGDONSHIRE DISTRICT COUNCIL

25/00887/HHFUL

OFFICER REPORT

Case No: **25/00887/HHFUL** **Householder (Full)**

Proposal: **Two storey and single storey side extension**

Location: **34 Hayes Walk Elton Peterborough**

Applicant: **Mr & Mrs N & J Janecki And Janecka**

Grid Ref: **508913 294029**

DESCRIPTION OF SITE AND APPLICATION

34 Hayes Walk is a two-storey detached dwellinghouse located in a well-established residential area in Elton. There are no relevant constraints attached to the site.

The application seeks planning permission for a two-storey side and single-storey side extension.

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;
* achieving well-designed places;
* conserving and enhancing the natural environment;
* conserving and enhancing the historic environment.

Planning Practice Guidance and the National Design Guide 2019 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)

LP 11: Design Context
LP 12: Design Implementation
LP 14: 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

RELEVANT PLANNING HISTORY

None.

CONSULTATIONS

Elton Parish Council recommend approval because:
- approval recommended for the previous planning application 24/02205/HHFUL which was approved by HDC on 21st January 2025.
- the only significant revision to the plan seems to be a reduction in width of the ground floor office study from 3.65m to 2.58m to allow external access to two manholes next to the ease side of the property. As the first-floor plan remains as a 3.65m extension, there will be a somewhat odd 1.07m overhang of the new first floor bedroom over the east side external passage where the manholes are located.
- The house is not within the conservation area of Elton, is not a listed building, and the trees are not protected by tree preservation orders, and no trees or hedges will be harmed.
- As the garden is quite extensive and well screened with hedges and mature trees, the proposal small single storey conservatory on the west side of the building will not overlook the neighbouring properties (32 Hayes Walk and 5 Faber Lane)
- There will be no windows on the east side elevation of the proposed large two-storey extension overlooking the neighbouring property (19 Wansford Road); the boundary between the properties is well screened with hedges and mature trees
- The proposed extension will be built with the same type of brickwork, roof tiles and UPVC windows and door as the current building, so the extension will be in character with the existing building and surrounding houses

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

Policy LP 11 of the adopted Local Plan to 2036 states that a proposal will be supported where it is demonstrated that it responds positively to its context and has drawn inspiration from the key characteristics of its surroundings and has regard for the guidance contained within the Design SPD (2017).

Hayes Walk hosts a variety of single storey and two storey dwellinghouses of similar material finish. The application site is a two-storey detached dwellinghouse of brick and tile construction located at the north-east of Hayes Walk up a shared access with No32 Hayes Walk, also a detached dwellinghouse.

This application follows a previously approved application with the same proposal under reference 24/02205/HHFUL. This application seeks planning permission for a two-storey side extension and a single-storey side extension. The main change from the previously approved application would be the reduction in width of the ground floor office/study room from 3.65 metres to 2.58 metres.

The two-storey side extension would create an office/study room and utility room at ground floor level and two bedrooms at first floor level. Due to the reduction in width to the ground floor office/study room, there would be a first-floor overhang of approx. 1.07 metres. The overall ridge height would be approx. 7.25 metres to match the roofline of the existing dwellinghouse.

The proposed single-storey extension to the western elevation would create a brick-built conservatory with glazing to the southern and western elevations. The extension would measure approx. 3 metres in depth and 3.40 metres in width and would have a mono-pitched roof with a ridge height of approx. 3.62 metres and 2.70 metres to the eaves.

The proposed materials would be brickwork, tiles and UPVC windows and doors all to match the existing host dwelling.

The proposal by virtue of its siting, scale, size and design would not cause any detrimental impact to the character and appearance of the host dwelling or the surrounding area.

Overall, it is considered the proposed development is acceptable with regard to design and visual amenity and therefore accords with Policies LP11 and LP12 of Huntingdonshire's Local Plan to 2036.

Residential Amenity

Policy LP14 states that 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 in terms of light, outlook, privacy and noise.

In terms of neighbouring amenity, the proposed two-storey extension to the eastern elevation would have windows to the front and rear elevations. There are no windows proposed in the eastern side elevation. The addition of a further first floor window would not result in any further overlooking to any neighbouring sites over and above what is already experienced on site in terms of inter-relationship. Due to the siting of the proposed extension, it is not considered that there would be any detrimental harm with regard to overlooking, overbearing impact, loss of light or loss of privacy.

The proposal is therefore in accordance with Policy LP14 of the Local Plan to 2036.

Overall, 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 in this regard.

Trees

Policy LP31 of the Huntingdonshire Local Plan to 2036 requires proposals to demonstrate that the potential for adverse impacts on trees, woodland, hedges and hedgerows has been investigated and that a proposal will only be supported where it seeks to conserve and enhance any existing tree, woodland, hedge or hedgerow of value that would be affected by the proposed development.

There are conifers along the southern boundary and the site has some small trees and shrubbery, which is all of low amenity value. The conifers are unlikely to be impacted by the proposals, however, given that the site is not within a Conservation Area and there are no Preservation Orders in place and the low amenity value of trees and shrubbery on site, it is considered that the impact is acceptable and there is no objection to the development by officers and would not require any conditions to safeguard.

The proposal is therefore considered acceptable in accordance with Policy LP31 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 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.

If you would like a translation of this document, a large text version or an audio version, please contact us on 01480 388424 and we will try to accommodate your needs.

CONTACT OFFICER:

Enquiries about this report to **Robyn Kerrigan**