HUNTINGDONSHIRE DISTRICT COUNCIL

25/00342/HHFUL

OFFICER REPORT

Case No: **25/00342/HHFUL** **Householder (Full)**

Proposal: **Erection of single storey rear extension**

Location: **5 Holborn View Sawtry Huntingdon**

Applicant: **Mr R Radford**

Grid Ref: **516979 282957**

DESCRIPTION OF SITE AND APPLICATION

No. 5 Holborn View is a detached dwelling located in a residential area in the settlement of Sawtry.

This application seeks permission for the erection of a single-storey rear extension. The proposed extension would measure a depth of 3.36m, a width of 5.72m and a height of 2.9m. The proposal would be constructed using facing brick work to match the dwellinghouse.

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.

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

Sawtry Village Neighbourhood Plan 2022 to 2036 (Adopted December 2023)

There are no policies in the Neighbourhood Plan relevant to this application.

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)

Huntingdonshire Strategic Flood Risk Assessment (2024)

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.

CONSULTATIONS

No consultation responses were received during the course of the application.

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 and Visual Amenity
- Residential Amenity

* Design and Visual Amenity

Policy LP11 of the Local Plan 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 Huntingdonshire Design Guide SPD and Section 12 of the National Planning Policy Framework (2024).

This application seeks approval for the erection of a single-storey rear extension to provide a dining area for No. 5 Holborn View, Sawtry. The proposed extension would be a flat-roof design and would be constructed with facing brick to match the existing dwellinghouse. The proposed extension would measure a depth of 3.36m, a width of 5.72m and a height of 2.9m.

The proposed single-storey extension is considered to be a subservient addition to the main dwellinghouse and while it is noted that the extension would exceed the eaves height of the part of existing property to which it would extend beyond, the increase is considered minor and the existing eaves are low. The flat-roof design of the proposal is considered to be acceptable in this instance given the varied style and design of properties in the area and the extension being situated to the rear of the existing dwellinghouse, where it would not be visually prominent from public vantage points.

Overall, the proposal is deemed to be acceptable with regard to design and visual amenity and would not have a detrimental impact upon the character or appearance of the area. As such, the proposal is deemed to be in accordance with Policies LP11 and LP12 of Huntingdonshire's Local Plan to 2036 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.

Given the single-storey scale of the proposed extension, the boundary screening, and the distance to the closest neighbouring property's boundary (approximately 6.3m to the boundary of No. 6 Holborn View with the access road and driveway situated between the two), and approx. 10 m to the boundary with No 4 Holborn View to the south, the Local Planning Authority are satisfied that the proposal would not result in any detrimental overbearing, overshadowing, overlooking or loss of light impacts on any neighbouring dwelling.

As such, the proposal would be acceptable in relation to residential amenity and therefore would be in accordance 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.

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 **Jennifer Wallis**