OFFICER REPORT

Case No: 24/02115/HHFUL Householder (Full)

Proposal: Proposed two storey extension to the side/rear

Location: 19 Perry Road Buckden St Neots

Applicant: Mr Ian Leadbetter

Grid Ref: 518891 267347

DESCRIPTION OF SITE AND APPLICATION

This application relates to 19 Perry Road, Buckden, a two-storey detached dwelling of brick, render and tile construction. There is a single garage to the side of the dwelling, set well back into the site. The site benefits from large front and rear gardens.

The application seeks permission for a two storey and single storey side/ rear extensions. The extension would replace the existing garage and would consist of a two-storey element to the side projecting 0.45 m beyond the rear wall of the dwelling, the single storey element would continue beyond the two storeys by a further 3.2 m. The extension would accommodate a garage on the ground floor with bathroom and en-suite bedroom above. It would be constructed of brick, render and tiles to match the existing.

During the lifetime of the application the scheme has been reduced from a full two storey extension to a part two storey and part one storey at the request of officers in addressing neighbour amenity concerns.

No objections were received from the original proposal and the new scheme is a reduction therefore officers have not conducted a further consultation with parish and neighbours. Officers do not consider that this would prejudice the application due to the reduction in scheme and no objections to the original.

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

NATIONAL GUIDANCE

The National Planning Policy Framework (December 2024) (NPPF 2024) paragraph 8 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 also sets out the Government's planning policies for (amongst other things):
* making effective use of land
* achieving well-designed, beautiful, and safe places;

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)
LP 11 Design Context
LP 12 Design Implementation
LP 14 Amenity
LP 17 Parking Provision and Vehicle Movement

Buckden Neighbourhood Plan 2020-2036
Policy 5.6 Building Design

Supplementary Planning Guidance/Documents:

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

Huntingdonshire Landscape and Townscape Supplementary Planning Document 2022

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

PLANNING HISTORY

88/00879/FUL approved the erection of a conservatory.

CONSULTATIONS

Buckden Parish Council recommend approval.

REPRESENTATIONS

No representations have been received at the time of determination.

SUMMARY OF ISSUES

The key issues to be considered are as follows: -
Design and Visual Amenity
Residential amenity
Parking Provision and Highway Safety

Design and Visual Amenity
The relevant policies within Huntingdonshire's local plan to 2036, relating to Design and Visual Amenity are LP 11 Design Context and LP 12 Design Implementation and Policy 5.6 Building Design of the Buckden Neighbourhood Plan 2020 - 2036.

Policies LP11 and LP12 of the Huntingdonshire Local Plan state, amongst other matters, that proposals 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, including natural, historic and built environment, contributes positively to the character and identity of the area and successfully integrates with adjoining buildings, the routes and spaces between buildings, topography and landscape. The NPPF at Section 12 refers to design.

The proposal comprises the erection of an extension to the side/rear of the property. The extension would replace the smaller garage and would incorporate a setback from the façade. With the lower eaves and ridge heights and incorporating a hipped roof, the extension would be subservient to the

host dwelling. It would infill the space above the garage; however, it would not result in over development or a cramped appearance as the two-storey extension is stepped down to a single storey at 0.45 m beyond the rear wall of the original dwelling.

Materials proposed are tiles to match the existing dwelling and render, colour to be secured by condition. The use of render to finish the walls of the proposal is considered to be in keeping with the character and appearance of the main dwelling which is finished in render. Due to the scale of the extension the render finish is considered to respond positively to its context and draw inspiration from the key characteristics of its surroundings.

Given the above, the proposal is considered to be sympathetic to the main dwelling and would not result in an unacceptable level of harm to the character and appearance of the application site and immediate area. Therefore, the proposal accords with Policies LP11 and LP12 of Huntingdonshire's Local Plan to 2036, Policy 5.6 of the Buckden Neighbourhood Plan 2020 - 2036, Huntingdonshire Design Guide 2017, and Huntingdonshire Landscape and Townscape Supplementary Planning Document 2022 and Section 12 of the NPPF (December 2024), in this regard.

Impact on residential amenity

Regarding residential amenity, the relevant policy within the local plan to 2036 (LP 14 Amenity), applies.

Policy LP14 of the Local Plan 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.

No objections have been received from neighbouring occupiers and Officers have considered the extensions impact in terms of overlooking, overbearing and overshadowing impacts on surrounding neighbouring sites.

Overshadowing

The proposal abuts the western boundary, and it is noted that the neighbour at 21 Perry Road to the west of the proposal has a window at first floor level of its East elevation. The proposal and the neighbouring property are separated by a garage belonging to the neighbour at 21 Perry Road. This structure offers sufficient distance that the extension accords with the 45-degree rule as set out within the Huntingdonshire Design Guide Supplementary Planning Document (2017), which assesses the impact of overshadowing of a proposed extension.

It is acknowledged that the first-floor east window at No 21, and garden seating area are likely be partially shadowed during the morning hours but from at least midday onwards would not be impacted by the proposal.

Therefore, whilst the loss of daylight is accepted, it is considered that the proposed extension would not have a significant detrimental impact on the amenity of the neighbouring property such to warrant refusal of the application.

Overlooking

The proposal comprises the erection of an extension to the side/rear. To the north the highway would intervene. To the east, the host dwelling would intervene, the extension would however project beyond the rear elevation of the dwelling by 0.45 metres. There would be a rear facing bedroom window; however, there are already rear facing bedroom windows in this elevation and there would be no undue increase in overlooking or loss of privacy.

Overbearing

Officers note that the proposal will project beyond the rear elevation of the garage to be removed and would be two-storey stepped down to one storey. The proposed two storey extension would in

part be adjacent to the flat roof garage, and approximately 1.5 m of two storey single blank wall would be adjacent to the outside amenity area of No 21 Perry Road. This will reduce to a single storey blank wall for a further 3.2 m which is not dissimilar to that which already exists with the current garage.

It is acknowledged that the large expanse of blank wall siting close to the boundary with the neighbouring property is considered to be overbearing in nature and will cause an impact on the residential amenity of No 21 Perry Road. However, officers consider that the impact is not so significant to warrant a refusal on this basis.

Given all of the above, the location, size, and design of the development is considered unlikely to give rise to significant amenity impacts in terms of overlooking, overshadowing, and overbearing on the neighbour amenity of 21 Perry Road, Buckden. The proposal therefore accords with Local Plan Policy LP14 of Huntingdonshire's Local Plan to 2036 in this regard.

Highway Safety and Parking Provision
The proposal comprises the erection of an extension which would include an additional bedroom. However, there is adequate parking and turning to the front of the building to serve the enlarged dwelling.

As such, the development is considered to accord with Policy LP17 of the Huntingdonshire Local Plan.

CONCLUSION

Given the above, the proposed development is considered to be compliant with relevant national and local planning policies, in that 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; and
* would not have a harmful impact on parking and highway safety.

Taking the above matters into consideration, 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 **Andrea Dollard**