**HUNTINGDONSHIRE DISTRICT COUNCIL**

**25/00103/HHFUL**

**OFFICER REPORT**

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**Case No:** **25/00103/HHFUL** **Householder (Full)**

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

**Location:** **50 Fox Brook St Neots PE19 6AQ**

**Applicant:** **MR D SILK**

**Grid Ref:** **520212 260533**

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DESCRIPTION OF SITE AND APPLICATION

This application relates to 50 Fox Brook, a two storey semi detached dwelling within a residential estate in St Neots. In terms of constraints the site is situated in flood zone 3.

The rear garden is boarded by residential gardens except a small section of the rear boundary which is adjacent to a communal car park.

This application seeks permission for the erection of a single-storey extension to the rear constructed of White UPVC frames with double glazing and a Carbon Grey replica tile roof with tinted toughened glass roof sections. The extension would accommodate an office and lounge.

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 5 Flood Risk
LP 11 Design Context
LP 12 Design Implementation
LP 14 Amenity

St Neots Neighbourhood Plan 2014 - 2029
Policy A3 - Design
Policy P4 - Flooding

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

No relevant planning history

CONSULTATIONS

St Neots Town Council support the application.

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
Flood Risk

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 A3 Design of the St Neots Neighbourhood Plan 2014 - 2029.

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 a single storey rear extension in materials similar to that of a conservatory. The extension would occupy a large section of the rear garden but due to its materials would appear subservient and sympathetic to the design of the original dwelling.

Given the above, the proposal as a whole would unlikely 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 A3 of the St Neots Neighbourhood Plan 2014 - 2029, 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. Officers have no significant concerns regarding overlooking, overshadowing, and overbearing by virtue of the scale and design of the single storey structure.

In terms of garden amenity for the application site, the current garden is approximately 6 metres in depth. The proposed extension will be approximately 3 metres in depth, leaving approximately a 3 metre by 8.5 metres garden amenity area. Whilst it is acknowledged that this will reduce the current rear amenity space by half, the design and materials would retain the extension as linked outside amenity space and therefore would in this case is considered acceptable.

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

Flood Risk
In this regard, the relevant policy within the local plan to 2036 (LP 5 Flood Risk) and The National Planning Policy Framework (NPPF) (December 2024) paragraph 176, apply.

The application site is in Flood Zone 3 as identified by the Environment Agency Flood Map for Planning. The applicant has submitted a flood risk assessment with resilient measures which is considered sufficient and appropriate for the development and proposed use. Compliance with these submitted measures will be secured by condition.

Given the scale of the proposal, the submitted information is considered acceptable in this instance. The proposal is therefore considered acceptable and complies with Policy LP5 of the Local Plan to 2036 and the NPPF 2024 in this regard.

CONCLUSION

Taking the above matters into consideration 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;
- It would not have a harmful impact upon the character and appearance of the area;
- It would not have a significantly detrimental impact upon the amenity of the neighbours; and
- Would not adversely affect flood risk in the locality.

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 **Andrea Dollard**