OFFICER REPORT

Case No: 25/00281/HHFUL Householder (Full)

Proposal: Erection of single storey side extension to dwelling.

Location: 57 Stow Road Spaldwick Huntingdon

Applicant: Mrs Jeanette Wimbleton

Grid Ref: 512535 272551

DESCRIPTION OF SITE AND APPLICATION

This application relates to 57 Stow Road, Spaldwick, a single storey detached dwelling. The site is situated in flood zone 1 and there are no other relevant constraints.

This application seeks planning permission to erect a single storey side extension of 4 metres in width and 3.74 metres in depth and 4 metres in height to the ridge, of materials to match that of the existing dwelling.

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) 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;
* conserving and enhancing the natural 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 Local Plan to 2036 (Adopted 15/05/2019)
LP11: Design Context
LP12: Design Implementation
LP14: Amenity
LP31: Trees, Woodland, Hedges and Hedgerows

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

Supplementary Planning Documents/ Guidance
- Huntingdonshire Design Guide SPD (2017)
- Developer Contributions SPD (2011)
- Huntingdonshire Landscape and Townscape Assessment (2007)
- Huntingdonshire Tree Guidance Note 3
- Annual Monitoring Review regarding housing land supply.

PLANNING HISTORY

24/02310/CLPD - Single storey flat roof extension to match existing shower room section - Refused - 03.02.2025
1001101FUL - Demolition of existing dwelling and outbuildings, erection of replacement dwelling and two new dwellings and garaging - Permission - 16.12.2010

CONSULTATIONS

Spaldwick Parish Council recommend approval as it is not visible and will not affect the street scene.

REPRESENTATIONS

No representations have been received at the time of determination.

SUMMARY OF ISSUES

The main matters for consideration are:

Design and Visual Amenity
Residential Amenity
Impact on Trees

Design and Visual Amenity

Concerning design and visual amenities, the relevant policies within the local plan to 2036 (LP 11 Design Context and LP 12 Design Implementation), and Huntingdonshire Landscape and Townscape Supplementary Planning Document 2022 apply.

Officers have considered the development in terms of design and impact on the character and appearance of the immediate area. The proposal is a single storey side extension in matching materials to the main dwelling, the ridge height is stepped down from the original ridge heights and uses a complimentary mono pitched/ gable ended roof.

Officers consider that the proposal is of an appropriate scale and design and have no concerns regarding impact on the character and appearance of the area.

Given the above, and subject to condition, it is considered that the proposal is acceptable and will not impact the character and appearance of the area and therefore accords with Policy LP11 and LP12 of Huntingdonshire's Local Plan to 2036, and the NPPF (December 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 proposed scheme is not in such close proximity to neighbouring dwellings so as to cause concerns with regard to be overlooking, overbearing or overshadowing.

The proposed development is not considered to cause a significant impact on the amenities of the neighbouring properties. Therefore, considered to accord with Policy LP14 of the Huntingdonshire Local Plan to 2036 and the NPPF (December 2024).

Impact on trees

In this regard, the relevant policy with the local plan to 2036 (LP 31 Trees, Woodland, Hedges and Hedgerows) seeks to conserve and enhance any existing tree, woodland, hedge, or hedgerow of value that would be affected by the proposed development.

The planning statement has annotated that a small palm type tree is to be removed to facilitate the development. Officers have considered if the tree currently offers any amenity value to the area. The tree cannot be seen from the road and offers no amenity value, it is not within a conservation area and not protected by a tree protection order.

Therefore, officers do not consider it necessary to consult the HDC Arboricultural officer over the loss of the tree and consider its loss acceptable in this instance.

Overall, the development is considered acceptable in terms of impact on the current trees adjacent to and on the site and therefore accords with Policy LP31 of Huntingdonshire's Local Plan to 2036 in this regard.

CONCLUSION

The proposed development is considered to be compliant with the relevant national and local policy. In that it:

* is of an appropriate design;
* would not have a harmful impact upon the character and appearance of the area;
* would not have a significant impact on the amenity of trees in the area; and
* would not have a harmful impact on the residential amenity of neighbouring properties.

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**