HUNTINGDONSHIRE DISTRICT COUNCIL

25/00358/HHFUL

OFFICER REPORT

Case No: **25/00358/HHFUL** **Householder (Full)**

Proposal: **Side extension to bungalow with additional parking space**

Location: **24A Goldpits Warboys Huntingdon**

Applicant: **Mr A Bailey**

Grid Ref: **530984 280462**

DESCRIPTION OF SITE AND APPLICATION

The site comprises of a detached bungalow located on Goldpits, a well-established residential area in Warboys. There are no constraints relevant to the site.

The application seeks planning permission for a side extension to bungalow with additional parking space.

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

17/00907/FUL - To erect a new 2 bed bungalow – Permission

18/80142/COND - Conditional Information for application 17/00907/FUL: C3 & C4 - Discharged

CONSULTATIONS

Warboys Parish Council recommend approval.

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
- Parking

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).

The application site is a detached bungalow located on Goldpits, a well-established residential area in Warboys. The bungalow is set back from the road with a hardstanding driveway and gravelled area to the front of the site.

The proposal is for a side extension to the bungalow, with an addition parking space to the front of the site. The extension would sit in from the rear boundary by approx. 6 metres and the ridge height would match the existing bungalow. There would be patio doors to the north elevation with a window to the east and south elevations which would serve a lounge and dining area. All materials would match the existing bungalow. There would be minimal views from public vantage points.

The proposal by virtue of its siting, scale, size, design and materials would be in keeping with the character and appearance of the host dwelling and 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.

With regards to residential amenity, the application site is a detached bungalow with a maximum ridge height of approx. 4.665 metres. The proposed extension would move closer to the boundary between the site and neighbouring site to the north, No4 Rea Court. However, given the single-storey nature and separation distance of approx. 6 metres, it is not considered that the proposed extension would cause any significant detrimental impact to this neighbouring site.

The proposed extension would sit in from the boundary between the site and No24 to the west by approx. 3.116 metres and would not introduce any additional overlooking to what currently exists on site. The existing boundary treatment is a 1.8 metre close boarded fence. Therefore, it is not considered that the proposal would cause any significant detrimental impact to this neighbouring site.

It is therefore not considered that the development would result in any adverse impacts in terms of overlooking, loss of light, overbearing impact, or loss of privacy.

The development is therefore considered acceptable 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.

Parking

The proposal includes the provision of an additional off-road parking space within the site, resulting in a total of two off-road parking spaces. Each parking space would measure 3 metres by 5 metres, which accords with the minimum standards for off-street parking dimensions. The spaces would be sited to the front (south) of the property, within the existing curtilage. Given the scale of the development and the site context, the proposed parking arrangement is considered to be acceptable and sufficient to meet the needs of the dwelling, without resulting in any adverse impact on highway safety or the surrounding street scene.

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.

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CONTACT OFFICER:

Enquiries about this report to **Robyn Kerrigan**