OFFICER REPORT

Case No: 26/01485/HHFUL **Householder (Full)**

Proposal: **Proposed construction of a rear single and two storey extension and first floor extension over existing garage including internal alterations**

Location: **8 Hawkes End Brampton Huntingdon**

Applicant: **Mr R Hellary**

Grid Ref: **521119 270636**

DESCRIPTION OF SITE AND APPLICATION

The application site is a semi-detached dwelling at 8 Hawkes End, Brampton, within a residential cul-de-sac area characterized by a staggered building line. The property features a built-in single garage that projects forward on the lower level, topped by a small pitched-roof from the extension that forms the front porch entrance. The first floor is finished in dark brown weatherboarding tiles, a material design typical of the Close. However, examples of single and two-storey front extensions with multi toned red-orange or brown facing bricks and removal of cladding tiles, can be seen from the road on properties standing nearby. At the rear of the property an outdated conservatory on hard stand and single extension lay.

The site is outside of the Branston Conservation Area and falls partly within Flood Zone 3 and entirely within Flood Zone 2 of the Environment Agency's Flood Map for Planning, as Brampton Brook forms the southern rear boundary of the property.

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

The application seeks permission for the erection of both a rear single flat-roof extension and rear two-storey pitched-gable roof extension, as well front first-floor pitched-gable roof extension over existing garage, including internal alterations. All the proposed extensions have been designed to be subordinated to the host dwelling and sympathetically fit utilizing a profiled roof tile and facing brickwork to match existing.

NATIONAL GUIDANCE

The National Planning Policy Framework (NPPF) (August 2026) sets out the Government's policies for plan-making and decision-making in England and is a material consideration in the determination of planning applications. Paragraph 15 states that the purpose of the planning system is to contribute to the achievement of sustainable development by managing the use and development of land in the long-term public interest. Paragraph 17 identifies the economic, social and environmental objectives of sustainable development.

Policy S3 confirms that decisions on development proposals should apply a presumption in favour of sustainable development and that proposals which accord with both an up-to-date development plan and the national decision-making policies within the Framework should be approved without delay.

Chapter 14 of the NPPF, Achieving Well-Designed Places, seeks to promote high quality, healthy, inclusive and sustainable places. Policy DP3 requires development proposals to respond positively to their context and integrate with and enhance their surroundings through appropriate design, scale, form, materials and detailing. Development proposals should create visually attractive and distinctive places whilst maintaining a strong sense of place.

Policy P3 requires development proposals to provide healthy living conditions for occupiers and users and not give rise to unacceptable impacts on neighbouring amenity, including through loss of light, outlook, privacy or other adverse effects on living conditions.

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)

LP5: Flood Risk
LP11: Design Context
LP12: Design Implementation
LP14: Amenity

Brampton Neighbourhood Plan and relevant policies where applicable.

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

PLANNING HISTORY

84/00915/FUL- Extension- permitted

CONSULTATIONS

Brampton Parish Council recommends approval with provision that new materials match existing.

REPRESENTATIONS

None

SUMMARY OF ISSUES

The main issues to consider in the determination of this application are:
- Design and Visual Amenity
- Residential amenity
- Flooding

*Design and Visual Amenity

Policies LP11 and LP12 of the Huntingdonshire Local Plan to 2036 state that developments should respond positively to their context, draw inspiration from the key characteristics of its surroundings and contribute positively to the area's character and identity.

8 Hawkes End is a traditional two-storey semi-detached dwellinghouse located within a residential area in Brampton. The proposal is for the erection at the rear elevation of a two-storey pitched-gable roof extension and single flat-roof extension to replace current outdated structures, as well the erection at the front elevation of a first floor pitched-gable roof extension over existing garage footprint, including internal alterations. Overall, the rear extension will project into the garden from the current rear wall by 2.47m and extends the full 8.29m width. Proposed dimensions are as follows:

-Front extension over existing garage: 3.03m (width) x 1.48m (depth) x 5.67m (height)
-Rear two-storey extension: 4.6m (width) x 6.51m (depth) x 6.12m (height)
-Rear single storey extension: 3.67m (width) x 6.51m (depth) x 2.82m (height)

Regarding the front first-floor extension, the design is balanced and well proportioned. It builds directly over the forward-projecting garage footprint to add footage, featuring a forward-facing gable roof that mirrors the main roof's pitch to give the house a modern appearance. Given the height of the ridge at 5.67m, the extension is subservient to the host dwelling. The design proposes matching brickwork to connect with the original dwelling and entrance porch. It is noted that many nearby houses in the Close and number 10 at the left side of the application site, have already built similar in concept subservient front forward extensions featuring gable roofs. Therefore, the proposal fits in well with the neighbourhood, matching the existing street character.

The proposed rear extension is balanced and well proportioned as well. It compromises a two-storey addition featuring a forward-facing gable roof, a Juliet balcony at first-floor and wide casement window at ground, as well a far left single storey addition with a flat-roof and patio doors that open directly into the garden. By stepping the height of the single and two-storey additions at 2.82m and 6.12m respectively, the proposed extension does not overpower the host dwelling and allow the original dwelling to remain visible and identifiable. In addition, the new forward-facing gable roof sits below the main ridge line of the host to ensure that looks subservient. The presence of the Juliet balcony on the upper section of the gabled extension is an aesthetic element that breaks the structural brick mass of the extension and soft its appearance. Wide casement windows and patio doors bring light into the ground space. The proposed matching roof tiles and brickwork ensures a visual continuity with the main house maintaining the original character of the property.

It is noted that the nearby dwellings at the Close currently present or have recently been granted permission for single and two storey rear extension featuring a gable roof.

Overall, taking the above factors into consideration, the proposed development is considered to be acceptable regarding design and visual amenity and would not have a significantly detrimental impact upon the character or appearance of the area. The proposals represent good quality design and utilise available space efficiently whilst acting subservient to the host dwelling. The proposal, therefore, accords with LP11 and LP12 of Huntingdonshire's Local Plan to 2036 (2019) 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.

8 Hawkes End, Brampton sits within a residential cul-de-sac characterized by a staggered building line, very common in mid-to-late 20th century suburban housing developments. This staggered setback opens the view and airflow between properties and creates pockets for large front gardens, trees, and extra parking.

At the left of the application site from the front elevation stands Number 10, sitting back further to the street line. The 7m staggering gap between both properties ensures that front windows look out directly onto their own private driveways respectively. As the proposed front extension will be built over garage footprint, linked Number 6 will keep currents levels of privacy. The staggering gap and separation distance between properties, as well proposed ridge at 5.67m, ensure that the development over the existing garage will have minimum impact on the loss of light or privacy for adjacent properties.

Regarding the rear extension, the staggered layout of the building line allows for the erection of a two-storey rear extension with negligible impact on Number 10 as the extension wall will run alongside their flank and the front will sit more than 5m behind the line where Number 10 already sits due to their own single rear extension. Given this good physical buffer and the 3.5m separation between both properties, is expected that the loss of light and privacy for the proposed development will be negligible due to the new ground floor and first floor Juliet balcony mainly looking onto the applicant's side and fence line rather than directly into a sensitive patio or private seating area across boundaries.

At the west boundary, the linked property rear line will sit 4m behind the proposed rear extension. Due to the single nature of the extension close to their boundary and the two-storey extension corner sitting more than 5 away, with a boundary well screened by mature vegetation, loss of light and garden oversight is not expected across boundaries. Given the south orientation of the rear elevation, the afternoon shadow will not be casted over their property.

It is noted that no objections have been received from neighbouring properties to the application site.

Therefore, overall, the development is considered acceptable in terms of overshadowing, overlooking, loss of privacy, loss of light and would not have a significant impact upon residential amenity. The proposal, therefore, accords with LP14 of Huntingdonshire's Local Plan to 2036 (2019) in this regard.

*Flooding

National guidance and Policy LP5 of the Local Plan to 2036 seek to steer new developments to areas at lowest risk of flooding and advises this should be done through application of the Sequential Test, and if appropriate the Exceptions Test (as set out in paragraphs 172-184 of the NPPF (2024)).

The application site lies partly in Flood Zone3 and entirely in Flood Zone 2, and this is liable to flood. The proposed development is considered 'householder development' and therefore is not subject to the Sequential or Exception Tests as detailed in the NPPF. The application should however still meet the requirements for site specific flood risk assessments.

The application includes the Environment Agency's flood risk assessment matrix confirming that the finished floor level of the extensions will be built no lower than the existing floor level of the main house.

As such, the Local Planning Authority are satisfied in this instance that the proposal would not result in any detrimental flooding impacts and would therefore be in accordance with the aims of Policies LP5 and LP15 of the adopted Huntingdonshire Local Plan to 2036, Policy GMC16 of the Godmanchester Neighbourhood Plan, and Section 14 of the National Planning Policy Framework 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;
* Is acceptable in terms of flood risk in the vicinity.

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:
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