HUNTINGDONSHIRE DISTRICT COUNCIL

25/00218/HHFUL

OFFICER REPORT

Case No: **25/00218/HHFUL** **Householder (Full)**

Proposal: **Proposed Part Two Storey Part Ground Floor Extension**

Location: **26 Lincoln Close Buckden St Neots**

Applicant: **Mr & Mrs Mitchell**

Grid Ref: **519461 268088**

DESCRIPTION OF SITE AND APPLICATION

The dwelling is a two storey semi-detached brick house within a residential area of Buckden. Officers have scrutinised the plans and have familiarised themselves with the site and surrounding area.

The site is situated in flood zone 1 and there are no designated heritage assets in the vicinity.

The application is for a part two storey part ground floor extension. It is noted that a previous application (22/00024/HHFUL) with a similar description was approved in April 2022, which is now out of time. This application varies in that the ground floor extension is now smaller than previously approved and with a flat roof rather than a monopitch roof, and the front projection has been removed.

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;
* building a strong, competitive economy;
* achieving well-designed safe places;
* conserving and enhancing the natural, built and historic 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's Local Plan to 2036 (Adopted 15th May 2019)
LP11: Design Context
LP12: Design Implementation
LP14: Amenity
LP17: Parking Provision and Vehicle Movement

Huntingdonshire Design Guide Supplementary Planning Document (2017):
* Place Making Principles – Parts 3.5 Parking and Servicing and 3.7 Building Form

Buckden Neighbourhood Development Plan 2020-2036
*5.5 Building Design

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

PLANNING HISTORY

22/00024/HHFUL - Proposed part ground floor part 2 storey extension – permission granted 28.04.2022

CONSULTATIONS

Buckden Town Council recommends approval, with the comment that the East elevation should be unpainted brick work.

Officer comment – the application form confirms that materials will be to match the existing main dwelling.

REPRESENTATIONS

No objections received at 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 Provision and Vehicle Movement

*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.

The proposal is for a part ground floor, part two storey extension. The one storey element is at the rear of the property, with the two storey element above the existing garage. The existing garage has an old plastic angled flat roof, that is need of updating. The proposal will fully integrate the garage and play room, creating a more cohesive design. The materials are to match the existing main dwelling, helping the addition to blend in with the existing property. It is noted that a similar extension has been constructed within the street. Therefore, it is considered that the scale, bulk and design of the development complements the host building and would not harm the general character of the area.

Therefore, it is considered that the scale, bulk and design of the development complements the host building and would not harm the general character of the area. 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.

The proposal consists of a one storey ground floor rear extension and a two storey side extension, rebuilding the existing garage and providing an additional bedroom with ensuite above the garage. The ground floor footprint will largely be retained and set in from the eastern side boundary to allow for the retention of a rear access door from the reconfigured garage space. The rear ground floor element of the proposal will have a flat roof with the two storey side extension, which sits above the garage footprint continuing the existing roof ridge. It is noted that there are no windows on the side elevation facing the neighbouring garden. The separation distance to the neighbouring house perpendicular to the dwelling is 12.6 metres, which is considered sufficient to mitigate against the potential overshadowing impact of the proposal onto the neighbouring garden, and therefore, a refusal on residential amenity grounds could not be warranted.

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.

*Parking Provision and Vehicle Movement

Policy LP17 states that a proposal will be supported where it incorporates appropriate space for vehicle movements, facilitates accessibility for service and emergency vehicles and incorporates adequate parking for vehicles and cycles.

The proposal includes the reconfiguration of the ground floor which will result in a new utility space and study to the rear, taking up some of the garage space. Whilst the garage is retained, it will now be 5.2 metres deep which is not considered sufficient to park a car, as detailed within the Huntingdonshire Design Guide SPD (2017) which states that a garage should be a minimum of 6 metres deep. However, it is considered that there is sufficient space at the front of the property for off-street parking.

Therefore, given the scale and siting of the proposal, it is considered that the proposal would not have an adverse impact on parking provision and vehicle movement.
Therefore, the proposal is considered acceptable in terms of its impact on highway safety and therefore accords with Policy LP17 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 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;
* Would not have a harmful impact upon parking provision and vehicle movement.

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 **Olivia Manton**