OFFICER REPORT

Case No: 24/02131/HHFUL Householder (Full)

Proposal: Erection of single storey side extension to dwelling.

Location: 66A Berkley Street Eynesbury St Neots

Applicant: Mr Sam Harrasi

Grid Ref: 518600 259344

DESCRIPTION OF SITE AND APPLICATION

This application relates to 66A Berkley Street, a two-storey detached dwelling situated on the main thoroughfare of Eynesbury. The site benefits from a large garden and garage to the front which shields views of the proposal site from public view. The application site is situated in flood zone 1 and St Neots Conservation Area.

The application seeks to erect a single storey side extension to the 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's Local Plan to 2036 (Adopted 15th May 2019)
LP 11 Design Context
LP 12 Design Implementation
LP 14 Amenity
LP 31 Trees, Woodland, Hedges and Hedgerows
LP 34 Heritage Assets and their settings

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

Huntingdon Conservation Character Assesment

PLANNING HISTORY

No Relevant Planning History

CONSULTATIONS

St Neots Town Council support the proposal and comment "within a sustainable location."

HDC Arboricultural Officer has been consulted on the trees within the neighbouring property and raises no objection.

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 and impact on St Neots Conservation Area
Residential amenity
Impact on Trees

Design and Visual Amenity and impact on St Neots Conservation Area
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.

The proposal falls within St Neots Conservation Area.

Section 72 of the Planning (LBCA) Act 1990 states that special attention shall be paid to the desirability of preserving or enhancing the character or appearance of a Conservation Area.

Section 66 of the Planning (LBCA) Act 1990 states that in considering whether to grant planning permission for development which affects a listed building or its setting, the local planning authority shall have special regard to the desirability of preserving the building or its setting or any features of special architectural or historic interest which it possesses.

Para. 212 of the NPPF set out that 'When considering the impact of a proposed development on the significance of a designated heritage asset, great weight should be given to the asset's conservation (and the more important the asset, the greater the weight should be). This is irrespective of whether any potential harm amounts to substantial harm, total loss or less than substantial harm to its significance. Para. 213 states that 'Any harm to, or loss of, the significance of a designated heritage asset (from its alteration or destruction, or from development within its setting), should require clear and convincing justification…'.

Local Plan policy LP34 aligns with the statutory provisions and NPPF advice.

The application seeks to erect a single storey side extension with materials to match the existing dwelling. It is considered that the proposed siting, scale, design, and materials would be sympathetic to the host dwelling and would have no adverse visual impact on the surrounding locality. Materials and plans will be secured by condition.

Officers have assessed the impact of the proposed development on the St Neots Conservation Area and consider that the proposals would have a neutral impact.

Given the above, the proposed scale, design, and layout of the extension would not result in any significant harm to the character and appearance of the local area or St Neots Conservation Area. Therefore, the proposal accords with Policies LP11, LP12 and LP34 of Huntingdonshire's Local Plan to 2036, Huntingdonshire Design Guide 2017, Huntingdonshire Landscape and Townscape Supplementary Planning Document 2022 and 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.

No objections have been received from neighbouring occupiers.
Officers have considered the extension impact in terms of overlooking, overbearing and overshadowing impacts on surrounding neighbouring sites. Due to the siting, size, and scale of the proposal, it is considered that it would not result in any significant harm on the residential amenity of any surrounding sites.

Given the location, size, and design of the development and subject to condition, it is considered that the proposal is unlikely to give rise to any significant amenity impacts in terms of overlooking, overbearing, or overshadowing or other environmental impacts. The proposal is therefore compliant with Local Plan Policy LP14 of Huntingdonshire's Local Plan to 2036 in this regard.

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 application site is a garden predominately laid to lawn. There are several trees in the neighbouring garden that would be protected by virtue of their size within a conservation area that may be impacted by the development. As such the HDC aboricultural officer was consulted, initially the officer required an arboricultural impact assessment and tree protection plan to be submitted and agreed prior to development in order to protect the root area of the established protected trees.

The applicant has submitted the required information, and the arboricultural officer has been consulted on the latest information and is satisfied that the arboricultural impact assessment and tree protection plan submitted are sufficient to protect the trees on or adjacent to the site.

Overall, subject to condition, the development is considered acceptable in terms of impact on the current trees on 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 detrimental impact on residential amenity;
* would not have a harmful impact upon the character and appearance of the St Neots Conservation Area;
* would not have a harmful impact on trees.

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.

If you would like a translation of this document, a large text version or an audio version, please contact us on 01480 388424 and we will try to accommodate your needs.

CONTACT OFFICER:
Enquiries about this report to **Andrea Dollard**