HUNTINGDONSHIRE DISTRICT COUNCIL

24/02023/HHFUL

OFFICER REPORT

Case No: **24/02023/HHFUL** **Householder (Full)**

Proposal: **Erection of two storey side extension to dwelling.**

Location: **51 Pitfield Close Fenstanton Huntingdon**

Applicant: **Mr & Mrs Fernandez**

Grid Ref: **532274 268094**

DESCRIPTION OF SITE AND APPLICATION

The application site at 51 Pitfield Close is occupied by a two-storey detached dwellinghouse located within a residential area in Fenstanton. There are no constraints relative to the site.

This application seeks permission for the erection of a two-storey side extension to 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) 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, beautiful and 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

Neighbourhood Plan and relevant policies where applicable

Huntingdonshire Design Guide Supplementary Planning Document (2017):

* Place Making Principles parts 3.7 Building Form and 3.8 Building Detailing

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

RELEVANT PLANNING HISTORY

15/01439/HHFUL - Single storey extension to the side of the property extending the dining room area (Permission)

CONSULTATIONS

Fenstanton Parish Council - Recommends approval; but observe that they would prefer to see details of how rainwater will be managed sustainably due to the loss of the grassed area.

Officer Comments: Whilst the views of the Parish Council are noted, in this case the dwelling lies within Flood Zone 1 and the development proposed is considered minor development as per the NPPF (2024) and does not require further consideration of flood risk matters. Drainage will be a matter that will be controlled at the building regulation stages to ensure that this is managed.

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

* Design and Visual Amenity

The application seeks permission for the erection of a two-storey side extension to the north east of the dwelling. The proposed extension measures approximately 6.2 metres in length and 4.4 metres in width. The roof is hip pitched and uses concrete tiles to match existing, with a maximum ridge height of approximately 8.5 metres and eaves at approximately 4.9 metres. The extension is to be integrated within the application site through the proposed use of materials to match those of the existing dwelling, therefore respecting the character and appearance of the dwelling and having a neutral impact on the wider area. This is further supported by the extension proposed being subservient to the main dwelling and slightly set back from the front elevation of the property, maintaining the hierarchy of the built form and respecting the appearance of the street scene. The maximum ridge height of the proposed extension is also set down slightly lower than that of the main dwelling, further presenting the extension being subservient and maintains the hierarchy of the existing built form.

Overall, taking the above factors into consideration the proposed development is considered to be acceptable with regard to design and visual amenity and would not have a significantly detrimental impact upon the character or appearance of the area. It therefore accords with Policies LP11 and LP12 of Huntingdonshire's Local Plan to 2036 in this regard.

*Residential Amenity

Given the scale and location of the extension to the dwelling and having regard to the proximity and separation to the adjacent dwellings, it is not considered that there would be any unacceptable

material impacts in terms of overbearing or loss of light, nor would there be any issues regarding loss of privacy or overlooking. Given the location, the proposed habitable bedrooms on the first floor include windows which will face onto the street or overlook the application site's rear garden and driveway, so will not result in any unacceptable privacy impacts for neighbours in this regard.

Overall, taking these factors into account the development is considered acceptable in terms of overshadowing, overbearing impact, overlooking, loss of privacy, loss of light 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.

*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.

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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