HUNTINGDONSHIRE DISTRICT COUNCIL

24/02010/HHFUL

OFFICER REPORT

Case No: **24/02010/HHFUL** **Householder (Full)**

Proposal: **Proposed front two storey extension.**

Location: **7 Merlin Close St Neots PE19 1UH**

Applicant: **Mr Daniel Wischhusen**

Grid Ref: **519886 261183**

DESCRIPTION OF SITE AND APPLICATION

This application relates to 7 Merlin Close, a two-storey semi-detached dwelling located in a residential estate in St Neots. The site is situated within flood zone 1 and there are no designated heritage assets in the vicinity.

The application seeks to erect a two-storey front extension.

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
LP17 Parking Provision and Vehicle Movement

St Neots Neighbourhood Plan 2014 - 2029
Policy A3 - Design

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

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

PLANNING HISTORY

No relevant planning history

CONSULTATIONS

St Neots Town Council Support the application commenting "Minimum impact on the neighbours. Satisfactory proposal in terms of scale and pattern of development"

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
Residential amenity
Parking Provision and Vehicle Movement

Design and Visual Amenity
The relevant policies within Huntingdonshire's local plan to 2036, relating to Design and Visual Amenity are LP 11 Design Context and LP 12 Design Implementation and Policy A3 Design of the St Neots Neighbourhood Plan 2014 - 2029.

The proposal is for the erection of a two-storey front extension in materials to match that of the existing.

It is considered that the proposed siting, scale, design and materials are sympathetic to the host dwelling and would have no adverse visual impact on the surrounding locality. Materials and plans will be secured by condition.

Given the above, the proposed scale, design, and layout of the extensions would not result in any significant harm to the character and appearance of the local area. Therefore, the proposal accords with Policies LP11 and LP12 of Huntingdonshire's Local Plan to 2036, Policy A3 of the St Neots Neighbourhood Plan 2014 - 2029, Huntingdonshire Design Guide 2017, and Huntingdonshire Landscape and Townscape Supplementary Planning Document 2022 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 and Officers have considered the extension impact in terms of overlooking, overbearing and overshadowing impacts on surrounding neighbouring sites.

The two-storey front extension sits to the north of the currently dwelling, and furthest from the neighbouring property at 8 Merlin Close. There is significant distance from the proposed front extension and the habitable room windows of the other neighbouring property that could be affected by the proposal at 6 Merlin Close. It is therefore considered, by virtue of the scale, location and distances from neighbouring properties that the proposed extension would not have a significant detrimental impact on the amenity of the neighbouring property in terms of overlooking, overbearing or overshadowing impact.

Given the above, the location, size, and design of the development is considered 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.

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.

Officers note that the proposal would encroach into the driveway of the main dwelling however, the dwelling retains the garages to the north and the driveway is of a size that officers do not consider that the proposal would significantly impact on parking availability for the site and result in parking on the highways.

Therefore, given the above, it is considered that the proposal would on balance unlikely have a detrimental impact on parking provision and vehicle movement. The proposal, therefore, accords with LP17 of Huntingdonshire's Local Plan to 2036 (2019) in this regard.

CONCLUSION

Taking the above matters into consideration the proposed development is considered to be compliant with relevant national and local planning policies, in that it

- Is of an appropriate scale and design;
- It would not have a harmful impact upon the character and appearance of the area;
- It would not have a significantly detrimental impact upon the amenity of the neighbours; and
- 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 **Andrea Dollard**