HUNTINGDONSHIRE DISTRICT COUNCIL

25/00483/HHFUL

OFFICER REPORT

Case No: **25/00483/HHFUL** **Householder (Full)**

Proposal: **Single storey rear extension, including raise roof to existing rear extension, front porch, conversion of garage and carport to habitable space and pitched roof to existing front bay window and dormers.**

Location: **20 Mill Lane Little Paxton St Neots**

Applicant: **Mr Daryl Meeks**

Grid Ref: **518518 262149**

DESCRIPTION OF SITE AND APPLICATION

The proposal is for a single storey rear extension, including raise roof to existing rear extension, front porch, conversion of garage and carport to habitable space and pitched roof to existing front bay window and dormers at 20 Mill Lane, Little Paxton.

The dwelling is a two storey detached brick dwelling house with hipped roofs, carport and garage. It is located within a residential area of Little Paxton. It is surrounded by a varied mix of design and scale of dwellings. 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 or protected trees in the vicinity.

NATIONAL GUIDANCE

The National Planning Policy Framework (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.

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

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

PLANNING HISTORY

0301017FUL for Extension to dwelling,
GRANTED dated 15.07.2003

0303194FUL for Extension to dwelling,
REFUSED dated 14.01.2004

0400611FUL for Extension to dwelling,
GRANTED dated 31.03.2004

20/00326/HHFUL for Single storey extension to the rear including raise roof to existing rear extension, porch to the front, pitched roof to existing front bay window and dormers and infill of existing carport,
GRANTED dated 01.05.2020

21/00698/HHFUL for Summerhouse to rear garden (retrospective),
GRANTED dated 24.06.2021

CONSULTATIONS

Parish Council- No detrimental impact on the area or neighbouring amenity.

REPRESENTATIONS

The application was advertised by :
- Neighbour letters
- And on the council's website

No objections received at time of determination.

ASSESSMENT

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.

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.

Local plan to 2036 (LP 17 Parking Provision and Vehicle Movement) seeks to incorporate appropriate space for vehicle movements, facilities and accessibility for service and emergency vehicles.

The proposal is multiple alterations to the dwelling. However, their small scale does not amount to a significant change in appearance to harm the character of the area. The alterations will be considered by elevation:

Rear elevation:

To the rear a single storey extension is proposed for a kitchen dining area. The proposal includes no side elevation windows. The rear elevation windows would be screened by the boundary treatment given their single storey nature. The extension projects out only 0.6m further than the existing extension, has a pitched hipped roof, is small in scale, is set in from the boundary this is not felt to cause significant harm to neighbouring amenity from loss of outlook, overshadowing or loss of privacy. The materials proposed will match the host property and conditioned to ensure this.

Side elevations:
No alterations proposed.

Front elevation:
The existing windows in the roofline are to be changed to dormer pitched roofs. The window size is not to changed and the pitched roofs are more sympathetic to the pitched roof of the host property. They do not have any detrimental impact on neighbouring amenity.
The pitched roof porch that is proposed is again sympathetic in its pitched roof design and small scale to the design of the host property. It will not cause any detrimental impact to neighbouring amenity.

The last proposal is to infill the garage and carport openings to reorganise the ground floor for a large sitting room and downstairs WC. The infill would have windows sympathetic in design and scale to the rest of the house. The proposal would not cause any detrimental degree of harm to neighbouring amenity, being a significant distance to neighbouring properties opposite to not cause harm from overlooking.

All changes are to be in matching materials.

The changes will remove parking spaces in the garage and the carport. However, the property is set back from the main road and has a large driveway/parking area to the frontage to accommodate enough cars for the property and allow them to exit in a forward motion. Causing no significant harm to highway safety.

CONCLUSION

Overall, 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 policies LP11 and LP12 of Huntingdonshire's Local Plan to 2036 (2019) in this regard.

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.

Although the garage and carport is to be converted it is not felt to significantly or harmfully impact on parking or highway safety. It is considered that the proposal accords with Policy LP17 of Huntingdonshires Local Plan to 2036.

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 significantly harm highway safety

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 **Hannah Hodges**