OFFICER REPORT

Case No: 25/00144/HHFUL Householder (Full)

Proposal: Erection of single storey rear extension

Location: 10 Almond Road St Neots PE19 1DZ

Applicant: Barry and Michelle Dugdale

Grid Ref: 518743 260765

DESCRIPTION OF SITE AND APPLICATION

This application relates to 10 Almond Road, a two-storey semi - detached dwelling in St Neots of brick and tile construction.

In terms of constraints the site sits within flood zone 2.

The proposal seeks to erect a single storey rear extension in materials to match the existing host 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 5 Flood Risk
LP 11 Design Context
LP 12 Design Implementation
LP 14 Amenity

St Neots Neighbourhood Plan 2014 - 2029
Policy A3 Design
Policy P4 - Flooding

Supplementary Planning Documents
Landscape And Townscape Supplementary Planning Document 2022
Cambridgeshire Flood and Water Supplementary Planning Document 2017
Huntingdonshire Design Guide Supplementary Planning Document 2017
3.1 Place Making Principles
3.7 Building Form

PLANNING HISTORY

No relevant planning history.

CONSULTATIONS

St Neots Town Council were consulted but no comments received at the time of determination.

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
Flood Risk

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 Huntingdonshire Landscape and Townscape Supplementary Planning Document 2022, Huntingdonshire Design Guide 2017, and Policy A3 Design of the St Neots Neighbourhood Plan 2014 - 2029.

Policies LP11 and LP12 of the Huntingdonshire Local Plan state, amongst other matters, that proposals will be supported where it is demonstrated that it responds positively to its context and has drawn inspiration from the key characteristics of its surroundings, including natural, historic and built environment, contributes positively to the character and identity of the area and successfully integrates with adjoining buildings, the routes and spaces between buildings, topography and landscape. The NPPF at Section 12 refers to design.

The proposal comprises the erection of a single storey rear extension in materials similar to that of the host dwelling. The extension would occupy the rear garden but due to its materials would appear subservient and sympathetic to the design of the original dwelling.

By virtue of its scale, design, and siting of the proposal it is considered to be acceptable in terms of its design and scale and will have a neutral impact on the character and appearance of the immediate locality.

Overall, taking the above factors into consideration, and subject to conditions, the proposed development is considered to be acceptable with regard to design and visual amenity and would not result in an unacceptable impact upon or the character or appearance of the 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 and Section 12 of the NPPF (December 2024), in this regard.

Residential Amenity
Regarding residential amenity, the relevant policy within the local plan to 2036 (LP 14 Amenity), applies.

Policy LP14 of the Local Plan states that 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.

No objections have been received from neighbouring occupiers and officers have considered the impact on neighbouring properties in terms of Overlooking, Overbearing and Overshadowing. Officers note the single storey conservatory to the neighbouring property at 12 Almond Road and the side window at 8 Almond Road in relation to the proposed extension. Whilst it is acknowledged there will be some additional overshadowing of these elements. It is not considered sufficient to warrant a refusal on this basis.

By virtue of the proposals scale, design and location, Officers have no concerns that any significant impacts on residential amenity in terms of overbearing, overshadowing and overlooking, will likely result from the development.

Given all of the above, the location, size, and design of the development is considered unlikely to give rise to significant impacts in terms of overlooking, overshadowing, or overbearing on the neighbour amenity. The proposal therefore accords with Local Plan Policy LP14 of Huntingdonshire's Local Plan to 2036 in this regard.

Flood Risk
In this regard, the relevant policy within the local plan to 2036 (LP 5 Flood Risk) and The National Planning Policy Framework (NPPF) (December 2024) paragraph 176, apply.

The application site is in Flood Zone 2 as identified by the Environment Agency Flood Map for Planning. The applicant has submitted a flood risk assessment with resilient measures which is considered sufficient and appropriate for the development and proposed use. Compliance with these submitted measures will be secured by condition.

Given the scale of the proposal, the submitted information is considered acceptable in this instance. The proposal is therefore considered acceptable and complies with Policy LP5 of the Local Plan to 2036 and the NPPF 2024 in this regard.

CONCLUSION
Given the above, 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;
* would not have a significantly detrimental impact upon the amenity of neighbours;
* would not adversely affect flood risk in the locality and
* would not have a harmful impact upon the character and appearance of the area.

Taking the above matters into consideration, 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**