OFFICER REPORT

Case No: 25/00591/HHFUL Householder (Full)

Proposal: Single storey side and rear extension

Location: 23 Priory Road Needingworth St Ives

Applicant: Kathryn Miller

Grid Ref: 534074 272176

DESCRIPTION OF SITE AND APPLICATION

The application site at 23 Priory Road is occupied by a two-storey detached dwellinghouse located in a residential area within Needingworth. The site is in Flood Zone 1 of the Environment Agency's Flood Map for Planning and there are no constraints relative to the site.

This application seeks permission for the erection of a single storey side and rear 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) 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
LP17: Parking Provision and Vehicle Movement

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

Huntingdonshire Landscape and Townscape Supplementary Planning Document (2022)

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

RELEVANT PLANNING HISTORY

None relevant.

CONSULTATIONS

Needingworth Parish Council - No Objections.

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
- Parking Provision and Vehicle Movement

*Design and Visual Amenity

The application site at 23 Priory Road is occupied by a two-storey detached dwellinghouse located within a residential area in Needingworth. The application seeks permission for the erection of a single storey rear extension and single storey side extension. When considering the form of the proposed extensions, the proposals are minor in scale and act subservient to the dwelling. Considering the rear extension, this measures approximately 4.1 metres in length and approximately 4 metres in width. The extension consists of a gable ended pitched roof, with a maximum ridge height of approximately 3.4 metres with eaves at 2.3 metres. The extension is to be integrated within the application site with the proposed use of materials which match existing, and is considered acceptable with regards to design, with no impact upon the character or appearance of the street scene due to the location to the rear of the dwelling.

The application also seeks permission for the erection of a side extension to the existing dwelling. The proposal involves the creation of a garage, with the existing garage to be converted into a habitable living space. The proposed side extension measures approximately 4.3 metres in width and extends 9.7 metres to the rear of the dwelling. The side extension consists of a pitched roof, measuring a maximum height of 4.6 metres with eaves at 2.3 metres. The integration of the proposed side extension within the application site is also successfully achieved through the use of materials which match existing. When considering the scale and design of the proposed garage, it is necessary to take into account guidance from Huntingdonshire's Design Guide (2017), which sets out internal garage measurements to allow for the comfortable parking of a car. As the internal measurements of the proposed garage are to measure 3.9 metres in width and 6.5 metres in length, this is acceptable with regards to design and meets guidance set out in the Design Guide.

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 extensions to the rear and side of 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.

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 HDC's Local Plan to 2036 in this regard.

*Parking Provision and Vehicle Movement

As a part of the development, the existing garage is to be converted in order to create additional habitable living space, which can be achieved under Permitted Development and therefore is acceptable in this regard. Additionally, when considering the number of off-street parking spaces available for the application site, with the proposed side extension consisting of a new garage, there is no change in the provision of parking, with space available for 3 vehicles. Therefore, the proposal is acceptable with regards to parking provision and accords with Policy LP17 of the Local Plan to 2036.

*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;
* Would not have a harmful impact upon parking provision and 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.

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CONTACT OFFICER:
Enquiries about this report to **Josh France**