OFFICER REPORT

Case No: **25/00430/HHFUL** **Householder (Full)**

Proposal: **Proposed single storey rear extension**

Location: **3 Pound Hill Close Needingworth St Ives**

Applicant: **Mr Paul Moriarty**

Grid Ref: **533823 272078**

DESCRIPTION OF SITE AND APPLICATION

The site comprises of a detached bungalow located on Pound Hill Close in Needingworth. There are no constraints relevant to the site.

The application seeks planning permission for a single storey 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;
* achieving well-designed places;
* conserving and enhancing the natural environment;
* conserving and enhancing the historic environment.

Planning Practice Guidance and the National Design Guide 2019 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
LP 31: Trees, Woodland, Hedges and Hedgerows

Huntingdonshire Design Guide Supplementary Planning Document (2017):

* Place Making Principles - Part 3.7 Building Form

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

RELEVANT PLANNING HISTORY

0200654FUL - Extension to dwelling – Permission

0302871FUL - Erection of triple garage – Refused

0400417FUL - Erection of double garage – Permission

0600114FUL – Erection of conservatory – Permission

1300488FUL - Erection of single storey front extension – Permission

CONSULTATIONS

Needingworth Parish Council support the application.

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
- Trees

Design and Visual Amenity

Policy LP 11 of the adopted Local Plan to 2036 states that a proposal 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 and has regard for the guidance contained within the Design SPD (2017).

Pound Hill hosts a number of detached dwellings of varying size, styles and designs. The application site, No3 Pound Hill, consists of an L-shaped bungalow bound by well established hedges and shrubs with a large gravelled driveway to the front.

The application seeks permission for a single storey rear extension which would create a master bedroom. The extension would have a pitched roof design with an overall ridge height of 4.6 metres which is lower than the ridge of the existing host dwelling. The proposed materials would be slate grey cedral cladding with Redland grovebury roof tiles in dark brown to match the existing roof tiles and UPVC windows and doors to match the existing. The proposed extension and materials would be in keeping with the character and appearance of the host dwelling and the surrounding area.

The proposal by virtue of its siting, scale, size and design would not cause any detrimental impact to the character and appearance of the host dwelling or the surrounding area.

Overall, it is considered the proposed development is acceptable with regard to design and visual amenity and therefore accords with Policies LP11 and LP12 of Huntingdonshire’s Local Plan to 2036.

Residential Amenity

Policy LP14 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 in terms of light, outlook, privacy and noise.

In terms of neighbouring amenity, the proposals would be sited to the rear of the site which is well screened. The extension would be single-storey with no proposed windows offering views to windows serving habitable rooms or private amenity space. There would be two small windows serving en-suites to the north-west elevation, and these would be obscure glazed. Therefore, given the siting and scale of the proposal, there would be no detrimental impact to neighbouring amenity.

Overall, 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.

Trees

Upon visiting the site, it was noted that a number of small trees are located in close proximity to the proposed extension. These trees are not subject to any Tree Preservation Orders and are considered to be of low amenity value. Furthermore, the site is surrounded by a number of more mature trees that make a more significant contribution to the site. Therefore, the proposal is considered acceptable and complies with LP31.

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 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:
Enquiries about this report to **Robyn Kerrigan**