HUNTINGDONSHIRE DISTRICT COUNCIL

24/02223/HHFUL

OFFICER REPORT

Case No: **24/02223/HHFUL** **Householder (Full)**

Proposal: **Refurbishment of existing single storey bungalow to a new one and half storey chalet style bungalow (half hipped roof with dormers), with front infill extension and rear single storey extension.**

Location: **80 Needingworth Road St Ives PE27 5JT**

Applicant: **Mr Graeme Thackray**

Grid Ref: **531880 271615**

DESCRIPTION OF SITE AND APPLICATION

The application site is occupied by a detached bungalow located on Needingworth Road in St Ives. The site falls within the St Ives Conservation Area and is in Flood Zone 3.

The application seeks planning permission for the Refurbishment of existing single storey bungalow to a new one and half storey chalet style bungalow (half hipped roof with dormers), with front infill extension and rear single storey 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 5: Flood Risk

LP 11: Design Context
LP 12: Design Implementation
LP 14: Amenity
LP 34: Heritage Assets and their settings

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

91/01302/FUL - Extension to dwelling - Permission

24/01347/HHFUL - Demolition of detached garage to rear of property and proposed new outbuilding to rear of property – Permission

24/80334/COND - Discharge of Conditions 5 (Tree Protection) and 6 (Arboricultural Impact Assessment) for 24/01347/HHFUL – Refused

24/80447/COND - Discharge of Condition 5 (Tree Protection) and 6 (Arboricultural Method Statement) of 24/01347/HHFUL. – Pending Consideration

CONSULTATIONS

St Ives Town Council recommend approval of this application as the extensions are not considered to harm the general character of the area, nor the amenity of neighbouring properties.

HDC's Conservation Officer – Support the application. The proposal reflects the existing mixed development and has a neutral impact on the significance of the Conservation Area.

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
- Impact on Heritage Assets
- Flood Risk

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).

The application site is a single storey detached bungalow located to the south-east of Needingworth Road which is an extensive road passing through St Ives which hosts mainly residential development of varying age, scale, design, form and material finish. Needingworth Road is not considered to be uniform in its appearance.

The proposal to refurbish the existing single-storey bungalow to a new one and a half storey chalet style bungalow also includes a front infill extension and a single-storey rear extension. The addition of a first storey would create two bedrooms with en-suite bathrooms. There would be a large box dormer on the rear elevation with three windows and there would be two pitched roof dormers located on the front elevation.

The front infill extension would measure approx. 2.250 metres in depth and 6.5 metres in width and would include the addition of a window which would serve a walk in wardrobe/dressing area. The single-storey flat roof extension to the rear would create additional living and dining spaces with a sky lantern incorporated into the roof.

The proposed materials would be facing brickwork to match the existing, white smooth external render, horizontal timber cladding to the dormers and dormer cheeks, interlocking concrete roof tiles to match the existing and aluminium windows and doors. The proposal and material finish would be considered acceptable and would not have a detrimental impact on the character and appearance of the 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.

With regards to neighbour amenity, the height of the dwelling would be increased by approx. 1.2 metres to create a chalet style bungalow. The proposed development would not move closer to the boundary between the application site and neighbouring bungalow No 78 Needingworth Road to the north-west. The separation distance between to sites would be approx. 3.3 metres to the front and 2.8 metres to the rear. The south-west elevation would have glazed sliding doors and a front door with a side window which would face the north-east elevation of No78, which is similar to the existing relationship and would not cause any additional impact. Given the siting, scale and design of the proposals, it is not considered that there would be any detrimental harm to this neighbouring site.

Neighbouring site to the north-east is No82 Needingworth Road, a two storey dwellinghouse. The proposals would increase the existing roof height by approx. 1.2 metres. The application site is sited slightly further back in its plot than that of No82. The extension to the rear would be of single storey nature with a flat roof. There would be no windows proposed that would offer views to windows serving habitable rooms or private amenity space. Given the siting, scale and design of the proposals, it is not considered that there would be any detrimental harm to this neighbouring site.

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.

Impact on Heritage Assets

Section 72 of the Planning (LBCA) Act 1990 states that special attention shall be paid to the desirability of preserving or enhancing the character or appearance of a Conservation Area.

The application site sits within the St Ives Conservation Area. This part of the conservation area on Needingworth Road is characterised by post enclosure development in which the landscape is more “porous” with irregular frontages and is unified as a piecemeal development. It is comprised of a wide variety of forms and architectural styles (frequently in close proximity) and altered dwellings, which are mostly set back from the public highway.

Needingworth road has always been an important highway connecting St Ives to settlements to the north and east. Although it is now completely residential, within the 20th century it was a country lane, and it still preserves a rural feel with mature trees and green hedges.

Directly opposite the site, the west side of the road occupies high rise vegetation, and the massing on the east side of the road is combined with soft landscaping. The proposal is similarly set back from the road, reducing its impact, and the scale and massing blends with the existing adjacent properties within this part of the conservation area. The site also inhabits a narrow plot which is bordered by trees at the rear, having minimal impact on key views.

The design features resonate with current dwellings, such as the low structure, dormer windows and materiality. The extension and modern features inherently make the site more prominent, but due to the varied styles in the piecemeal development area, the proposal causes a neutral impact to the significance of the conservation area.

The proposal reflects existing mixed development and has a neutral impact on the significance of the conservation area.

The proposals have special regard to the preservation and enhancement of the St Ives Conservation Area and are therefore in accordance with ss. 72 of the Planning (LBCA) Act 1990, and also with policy LP 34 of the adopted Huntingdonshire Local Plan. The development is in accordance with the contents of paras 202 -221 of the NPPF.

The proposal therefore complies with Policy LP34 of the Local Plan and Section 16 of the National Planning Policy Framework 2023.

Flood Risk

The application site is in Flood Zone 3 as identified by the Huntingdonshire Strategic Flood Risk Assessment (2017), which means it has a high probability of flooding. The applicant has submitted the required household checklist which confirms that: the floor levels with the proposed development are set no lower than existing levels. A Flood Risk Assessment has also been submitted which states the following Flood Resistant Measures:
- The raising of the electrical sockets 600mm above finished floor level.
- The use of 150mm minimum thick solid concrete floor with 1200-gauge polythene and damp proof membrane.
- The use of sacrificial 600mm height plasterboard finish from FFL up the walls internally that can be easily removed if necessary, or the use of water resilient materials which can be washed in the event of a major flood.
- Insulation to walls to a level of 600mm above floor will be of a closed cell type, Celotex or similar suitable for use where it is possible to be submerged in water.
- The occupiers of the buildings will be advised to make use of the Environment Agency flood warning service.

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 2021 in this regard.

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;
*Would not have a harmful impact on designated heritage assets.
* Would not result in increased flood risk in the locality

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**