OFFICER REPORT

Case No: 25/00686/HHFUL Householder (Full)

Proposal: Erection of single storey rear extension to dwelling.

Location: 75 Ramsey Road Ramsey Forty Foot Huntingdon

Applicant: Mr Stefan Johnson

Grid Ref: 530460 287595

DESCRIPTION OF SITE AND APPLICATION

The application site at 75 Ramsey Road is occupied by a single storey detached bungalow located in a residential area within Ramsey Forty Foot. The site falls within 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 rear extension to 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) 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

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

Ramsey Town Council - None received at the time of determination.

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

*Design and Visual Amenity

The application site at 75 Ramsey Road is occupied by a detached bungalow located within a residential area in Ramsey Forty Foot. The application seeks permission for the erection of a single storey rear extension. When considering the design and appearance of the proposal, the extension acts subservient to the host dwelling, with the proposal measuring the width of the existing dwelling at approximately 11 metres and extends 4.7 metres in length. It has a flat roof with a single rooflight, measuring a maximum ridge height of 2.9 metres, with eaves at 2.3 metres.

The proposed external materials differ from that of the existing dwelling, with Cedral cladding in clay brown proposed as per the submitted proposed plans and application form. Whilst this differs from the existing dwelling, due to the location of the proposed extension to the rear, it is not considered there will be a significantly detrimental impact upon the character or appearance of the area as a result of the development. Additionally, guidance from Huntingdonshire's Design Guide (2017) sets out that that cladding can be successfully implemented in modern development, and in this case is considered acceptable. As such, it is considered that the proposal is acceptable with regards to design, and the location of the extension to the rear will not result in any detrimental impact upon the character or appearance of the street scene.

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 development proposed, alongside having regard to the separation between adjacent properties, 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 relating to overlooking or loss of privacy.

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.

*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.

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 **Josh France**