HUNTINGDONSHIRE DISTRICT COUNCIL

25/00139/HHFUL

OFFICER REPORT

Case No: **25/00139/HHFUL** **Householder (Full)**

Proposal: **First floor extension above existing garage, rear ground floor extension and first floor extension to the side**

Location: **White Gates Cross Drove Warboys**

Applicant: **Mr William Bellamy**

Grid Ref: **536252 283678**

DESCRIPTION OF SITE AND APPLICATION

White Gates is a chalet bungalow located on Cross Drove in Warboys. The site is within flood zone 3.

The application seeks planning permission for a first-floor extension above existing garage, rear ground floor extension and first floor extension to the side.

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

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

7500663FUL - addition and alteration to bungalow – Permission

CONSULTATIONS

Warboys Parish Council were consulted but no comments were 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
- 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).

White gates is located on Cross Drove in Warboys. The site sits in a large plot with a hardstanding driveway and grassed front garden bound by a low hedge. To the rear is a grassed garden area with a detached annexe to the east of the site.

This application seeks planning permission for a first-floor extension above the existing garage, a rear ground floor extension and a first floor extension to the side. The single-storey extension to the rear would create an additional bedroom. The first-floor extension above the existing garage would create a large bathroom with the first-floor extension extending the existing dormer to create additional bathroom space, dressing rooms and stores.

The proposal includes a change of materials throughout, which would be timber frame with red cedar cladding, areas of slip brick cladding, the flat roof would have a rubber finish, and the pitched roof would have interlocking concrete tiles in rustic red to match the existing house. All windows would be upgraded throughout to black aluminium double glazing. The site is located in a remote setting off of the A141 High Fen Straight Drove. There would be no views to the site from the main road and limited views from public vantage points. The proposals would therefore be considered acceptable and would not cause any detrimental impact to the character and appearance of the host dwelling or 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 closest neighbour to the site is Myfanwy, located approx. 60 metres to the south-west of the site. Given the scale of the proposal, and the distance to this neighbouring site, 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.

Flood Risk

The application site is in Flood Zones 2 and 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. The application also includes a flood risk document which states that a French drain would be installed between the driveway and garage which would run into soakaway crate.

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 result in an increased risk of flooding 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**