OFFICER REPORT

Case No: 25/00534/HHFUL **Householder (Full)**

Proposal: **Side Extension, replacement of rear roof, reintroduction of windows, and existing layout reconfiguration.**

Location: **Bedfords Barn Farm Straight Drove Farcet**

Applicant: **Ms Gayle Suddell**

Grid Ref: **523289 292986**

DESCRIPTION OF SITE AND APPLICATION

The site comprises of a two-storey detached dwellinghouse located on Straight Drove in Farcet. There are no constraints relevant to the site.

The application seeks planning permission for a side extension, replacement of rear roof, reintroduction of windows and existing layout configuration.

During the course of the application, amended plans were submitted which show the carport stepped in and the colour of the proposed cladding amended to cedar timber cladding. These amendments are considered to be minor and therefore no re-consultation was considered necessary in this instance.

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
LP 35: Renewable and Low Carbon Energy

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
None.

CONSULTATIONS

Farcet 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
- 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).

Straight Drove is the main road leading out of Farcet and development along the road is scattered and mixed with residential and agricultural. Bedfords Barn Farm is a two-storey detached dwellinghouse of buff brick and tile construction surrounded by open countryside with agricultural buildings sited to the south-west.

The application seeks permission for a two-storey side extension with a carport, replacement of the rear roof, reintroduction of windows and existing layout re-configuration. The two-storey side extension would create addition living space with an office and store to the ground floor, and a master bedroom with a dressing room to the first floor. The roof would be a pitched roof, and the overall ridge height of the would be approx. 6.898 metres, which would be slightly lower than the existing. The open structured car port would have a shallow pitched roof and would extend forwards from the storeroom by approx. 5.495 metres and would be stepped in by approx. 1.051 metres from the side wall. Windows would be added to the east elevation, included a first floor Juliette balcony and glazing would be added to the rear elevation. Solar panels would be added to the southern roofslope of the two storey extension.

The proposal includes replacing the existing monopitched roof to the single storey elevation at the rear with single ply flat roof with three roof lanterns.

The application also includes some minor changes to the windows at the front and rear. A door and two windows on the ground floor at the rear would be replace with patio doors with side windows and an additional window would be added to the ground floor front elevation.

The proposed materials would be cedar timber cladding, buff brick, aluminium/UPVC windows and doors, imitation slate tiles and oak framing to the carport to match the existing porch. Given the location of the site, the proposals and materials would 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 site is not adjoined by any nearby residential properties and there are no immediate neighbours that would be affected by the proposals. As such is it not considered that the development would have any significantly detrimental impact on neighbour 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**