OFFICER REPORT

Case No: 25/00053/HHFUL Householder (Full)

Proposal: Erection of a single storey rear extension

Location: 4 Barrett Court Sawtry Huntingdon

Applicant: Mr Ryan Palmer

Grid Ref: 516437 283436

DESCRIPTION OF SITE AND APPLICATION

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

The application seeks planning permission for the erection of 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

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 relevant.

CONSULTATIONS

Sawtry Parish Council recommend approval. No issues from a Parish Council side, happy to approve.

REPRESENTATIONS

One representation received neither objecting to or supporting the planning application:
- I will object to this proposal should the completion of this extension preclude any future application for planning permission I wish to make to my own property. Eg. The extension being proposed would make the adjoining property too close to allow me to carry out my own similar extension etc. I seek a guarantee that any future similar work on my own property, 6 Berrett Court, would not be refused due to this alteration. If any question would be raised in allowing myself to gain similar planning permission, I ask for this proposal to be rejected.
- I am very concerned that the weeks/months of building work will affect my ability to carry out my job. I demand that all working time regulations are strictly followed, and that work does not overrun past regulation working time periods. I also demand that noise levels be kept to a minimum as far as is possible.
- I am concerned that the close proximity of the proposed extension would make repairing the fence separating the two properties impossible, without access being granted to my property. The deeds of the property clearly state that the fence is jointly owned. This proposal would leave my property as being the only access point to the fence. This would then make the fence inaccessible. With reference to my first point, I am concerned that my ability to apply for planning permission for work on my own property would be lessened as access to the boundary fence may then become a factor. Considering this, I request that the plans be altered so as to provide the residents of 4 Barratt Court to have access to the fence in case of repair, without requiring access to my own property.
- I demand a guarantee from the residents of 4 Barrett Court that this planned work will not be further developed into 2 storeys, and I require a guarantee from Huntingdonshire District Council that any plans to this effect are rejected.
- The road/pavement of Barret Court is not adopted by Huntingdonshire District Council. I demand that any damage that is incurred to the road/pavement of Barret Court as a result of any building work is repaired at the expense of the applicant, as I feel it would be unfair to expect the other residents of the street to share the cost of repair.
- I demand that Huntingdonshire District Council observe all covenants as stated on the property deeds.

Officer comment:

Each application is assessed on its own merits and therefore any future applications would be individually assessed. Officers cannot refuse planning applications based on plans for future applications.

Comments made with regards to noise are noted, however this is not a material planning consideration and would be a matter for Environmental Health should there be any breaches.

Matters relating to boundary fences would be dealt with under the Party Wall Act which is separate to planning legislation and does not overrule or undermine it.

Potential damage to an unadopted road is not a material planning consideration and should be resolved between parties if damage occurs.

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

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).

Barrett Court is located on a relatively new estate in Sawtry and hosts detached and semi-detached properties of red brick construction with tiled roofs. Each property hosts a minimum of two allocated hardstanding car parking spaces to the front. The application site is semi-detached property number 4 Barrett Court.

The application seeks permission for a single-storey rear extension which would protrude from the rear elevation by approx. 3.5 metres and measure approx. 5 metres in width. The proposed extension would have a flat roof design with a rooflight and an overall ridge height of approx. 3.205 metres. There would be patio doors with side glazing to the rear elevation and a door to the eastern side elevation. The proposed materials would be facing brickwork to best match the existing with a grey flat roofing membrane and UPVC windows and doors.

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 proposed single-storey extension would sit close to the boundary fence between the application site and neighbouring property No6 Barrett Court, leaving a gap of approx. 150mm. Given the single-storey nature of the proposal, with a flat roof design and no windows proposed offering views to windows serving habitable rooms or private amenity spaces, it is not considered that there would be any detrimental harm to this neighbouring site, or any other neighbouring sites.

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.

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**