HUNTINGDONSHIRE DISTRICT COUNCIL

25/00174/HHFUL

OFFICER REPORT

Case No: **25/00174/HHFUL** **Householder (Full)**

Proposal: **Demolition of existing single storey side and rear extensions. Erection of single and two storey side and rear extensions to dwelling.**

Location: **6 York Close Godmanchester Huntingdon**

Applicant: **Mr Jason Gould**

Grid Ref: **524940 270410**

DESCRIPTION OF SITE AND APPLICATION

The application site at 6 York Close is occupied by a two-storey semi-detached dwellinghouse located in a residential area within Godmanchester. The site is in Flood Zone 2 of the Environment Agency's Flood Map for Planning.

This application seeks permission for the demolition of the existing single storey side and rear extensions, and the erection of a single and two storey side and rear extensions to the 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)

LP5: Flood Risk
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)

Godmanchester Neighbourhood Plan 2017-2036 (2017)

Huntingdonshire Strategic Flood Risk Assessment (2024)

Local policies are viewable at https://www.huntingdonshire.gov.uk

RELEVANT PLANNING HISTORY

79/01244/FUL - Extension to dwelling (Permission)

0800720FUL - Erection of conservatory (Permission)

CONSULTATIONS

Godmanchester Town Council - Recommend approval.

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

The application site at 6 York Close is a two-storey semi-detached dwellinghouse located within a residential area in Godmanchester. The application seeks permission for the demolition of the existing single storey rear and side extensions, with the erection of a single storey rear extension adjacent to a two-storey side extension. When considering the form of the existing dwelling to the proposed extensions, the extensions complement the host dwelling and integrate well within the application site. The side extension projects 4.5 metres out to the south of the dwelling and extends approximately 11.6 metres to the rear, meeting the rear of the proposed rear extension. The two-storey side extension consists of a pitched roof matching that of the existing dwelling, with a maximum ridge height of approximately 7.7 metres with eaves at 6.9 metres. The two-storey extension out to the rear included a gable ended pitched roof, set down lower than that of the main dwelling, thus maintaining the hierarchy of the built form. The single storey rear extension consists of a flat roof, with a maximum height of 4.9 metres, which is acceptable with regards to design. Considering the materials used, the extensions match the existing dwelling with facing brickwork for external walls and concrete pantiles for the pitched roof, integrating the extension within the application site.

This is supported by the application site having a considerable sized rear and side garden, resulting in the footprint of the extension not having a detrimental impact on the appearance of the street scene. The dwelling is also set back in the application site, and as such the extension does not impact the views through York Close and so is acceptable with regards to the visual amenity of the street.

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

Officers note that the location of the proposed first-floor window for the dressing room on plans 'Proposed Floor Plans and Elevations' reference 22459_04C will result in views from this window overlooking the rear garden of the adjacent neighbour at 5 York Close. As such, a condition will be implemented which obscures the window to prevent overlooking, and ensures the proposal does not result in a detrimental impact on the privacy of the occupiers of number 5 in line with Policy LP14 of HDC's Local Plan to 2036.

Given the above condition, alongside the scale and location of the development proposed set back from the street, alongside having regard to the separation with 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, subject to conditions 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.

*Flood Risk

The application site lies within Flood Zone 2, as thus is liable to flood. It is noted that as the proposal would be considered 'minor development' as per the NPPF (2024), it is therefore not subject to Sequential or Exception Tests. The NPPF however does state that a Site-Specific Flood Risk Assessment should accompany applications for development within Flood Zone 2, which in this case has been provided and presents mitigation measures which are considered acceptable for the proposal. Officers have also taken into consideration the type and scale of the development and it is considered that the scale of development would not result in significant issues in terms of surface water or altering flood risk when taking into account the surrounding area.

Therefore, taking the above into account the development is considered to be acceptable with regard to its approach to flooding and will not (given its scale and use) result in an increased risk of flooding in the locality. It therefore accords with Policy LP5 of the Local Plan to 2036.

*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;
* Would not have a harmful impact upon flood risk in the area.

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 **Josh France**