OFFICER REPORT

Case No: 25/00353/HHFUL Householder (Full)

Proposal: Proposed single storey lean-to rear extension

Location: Rose Cottage 98A High Street Somersham

Applicant: Mr & Mrs Wilson

Grid Ref: 535914 277941

DESCRIPTION OF SITE AND APPLICATION

The site comprises of a two-storey detached dwellinghouse located in Somersham. The site sits within the Somersham Conservation Area and adjacent to Grade II Listed Buildings No100 High Street and No96A High Street.

The application seeks planning permission for a proposed single-storey lean-to 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
LP 34: Heritage Assets and their settings

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

0500477OUT – Erection of dwelling – Refused

0602713FUL – Erection of dwelling – Permission

15/00495/FUL - Replacement of deteriorated front and side boundary wall with railings over stone plinth, Relocation of parking bays to rear garden, Replacement and relocation of garden shed, Erection of picket fence along side path to east side of building (retrospective). - Permission

CONSULTATIONS

Somersham Parish Council offer no objections to the application.

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
- Impact on Heritage Assets

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).

The application site is a two-storey detached dwellinghouse of brick and tile construction with UPVC windows and doors.

The application seeks permission for a single-storey lean-to extension to the rear. The proposed extension would create additional living/dining space and measure approx. 2.8 metres in depth and 8.150 metres in width. The roof would be a mono-pitch roof design with an eaves height of approx. 2.9 metres and a ridge height of approx. 4.3 metres and would have three Velux rooflights inserted into the roof slope. All proposed materials would match the materials on the existing host dwelling. The proposed single-storey rear extension and materials would be in keeping with the character and appearance of the host dwelling and 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 proposed lean to extension would be sited to the rear with a mono-pitched roof design sloping away from the rear boundary between the site and the driveway to 96B High Street. The proposal does not proposed windows which would offer views to windows serving habitable rooms or private amenity space.

Therefore, given the siting, scale and design of the proposal, there would be no detrimental impact to neighbouring amenity and the proposal accords with Policy LP14 of Huntingdonshire's Local Plan to 2036 in this regard.

Impact on Heritage Assets

Section 72 of the Planning (LBCA) Act 1990 states that special attention shall be paid to the desirability of preserving or enhancing the character or appearance of a Conservation Area.

The 1990 Act gives local planning authorities a general duty to preserve Listed Buildings and to preserve or enhance the character or appearance of Conservation Areas (s.66 and s.72 Planning (Listed Buildings and Conservation Areas) Act 1990). The National Planning Policy Framework December 2024 states that Local planning authorities need to take account of the desirability of sustaining and enhancing the significance of heritage assets (Para 203). The NPPF 2024 also states that great weight should be given to the conservation of a heritage asset.

The site falls within the Somersham Conservation Area. 100 High Street, a Grade II Listed Building is sited to the north-west and 96A High Street, also a Grade II Listed Building is sited to the north-east. The proposal is for a single-storey lean to extension to the rear of the site. Given the single-storey nature of the proposal and the use of matching materials, it is not considered that the proposal would cause any detrimental harm to the character and appearance of the Conservation Area or the setting of nearby Grade II Listed Buildings.

It is therefore considered that the proposals accord with the Planning (Listed Buildings and Conservation Areas) Act 1990, NPPF and Local Plan Policy LP34.

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 have a harmful impact on designated heritage assets;

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:

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