HUNTINGDONSHIRE DISTRICT COUNCIL

24/01818/HHFUL

OFFICER REPORT

Case No: **24/01818/HHFUL** **Householder (Full)**

Proposal: **New annex within rear garden (retospective)**

Location: **8 Drivers Avenue Huntingdon PE29 1TZ**

Applicant: **Mr Stuart Surks**

Grid Ref: **524420 272351**

DESCRIPTION OF SITE AND APPLICATION

8 Drivers Avenue is a two-storey semi-detached dwellinghouse located in a well-established residential area in Huntingdon. There are no relevant constraints attached to the site.

The application seeks retrospective planning permission for a new annexe within the rear garden. It should be noted that amended plans have been received during the course of the application to reflect the siting of the constructed building and the attached store. Reconsultation with neighbours and statutory consultees has been carried out accordingly.

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

LP35: Renewable and Low Carbon Energy

Huntingdonshire Design Guide Supplementary Planning Document (2017):
* Place Making Principles - Part 3.7 Building Form

Huntingdon Neighbourhood Plan (2019)

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

RELEVANT PLANNING HISTORY

1201023FUL - Single storey extension to front of dwelling - Permission

CONSULTATIONS

Huntingdon Town Council have no comment to make on 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

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).

Drivers Avenue hosts two-storey semi-detached dwellinghouses of brick and tile construction. The application site, No 8, hosts a two-storey semi-detached dwellinghouse which has previously benefitted from a single storey front extension.

This application seeks retrospective planning permission for an annexe sited in the rear garden along the northern boundary. It measures approx. 14.440 metres in width and 4.040 metres in depth and has a window, door, bifold doors and separate door to the store to the southern elevation, and patio doors to the rear western elevation with a window eastern elevation. The annexe has a flat roof design, with solar panels on open metal framework. The height measures approx. 2.700 metres. The materials are cement based cedral horizontally installed light grey boards to the walls, EPDM flat roof covering and white double glazed 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 proposal sits in from the shared boundary between the site and No6 by approx. 0.63 metres and is sited further down into the back garden area. The annexe measures a height of approx. 2.7 metres. There are no windows that would offer views to windows serving habitable rooms or private amenity space. Therefore, it is not considered that the proposals would result in any unacceptable harm to neighbouring sites with regard to overbearing impact, overlooking, loss of light of loss of privacy. Furthermore, the solar panels on the roof of the annexe are angled away from No 6 and are positioned such that there would not be any adverse impacts in terms of glare to neighbouring properties.

The proposal is therefore in accordance with Policy LP14 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; and
* 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:
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