OFFICER REPORT

Case No: 25/00835/HHFUL Householder (Full)

Proposal: Demolition of existing conservatory and replacement with single storey rear extension to dwelling. Erection of front porch.

Location: 7 Gazelle Close Eaton Socon St Neots

Applicant: Ms and Mr Fiona and Neil Flack and Brown

Grid Ref: 516926 260217

DESCRIPTION OF SITE AND APPLICATION

The dwelling is a two storey detached red brick dwelling with integrated side garage. It is located within a residential area of Eaton Socon.

Officers have scrutinised the plans and have familiarised themselves with the site and surrounding area.

The site is situated in flood zone 1 and there are no designated heritage assets in the vicinity.

The application is for the demolition of an existing conservatory and replacement with single storey rear extension to dwelling and erection of front porch.

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 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)
LP11: Design Context
LP12: Design Implementation
LP14: Amenity
LP 17: Parking Provision and Vehicle Movement

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

St Neots Neighbourhood Plan 2014-2029 (2016)
* Policy A3 – Design

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

PLANNING HISTORY

18/01452/HHFUL – Proposed first floor side extension – permission granted 04.01.2019
19/00806/NMA - Amendment to 18/01452/HHFUL to increase the size of the new front window above the garage – consent granted 03.05.2019

CONSULTATIONS

St Neots Town Council recommends approval. It is considered that the proposal will have a minimal impact on neighbours and would assimilate itself to the existing part of the town.

REPRESENTATIONS

No objections received at time of determination.

SUMMARY OF ISSUES

The main issues to consider in the determination of this application are:
- Design and Visual Amenity
- Residential amenity
- Parking Provision and Vehicle Movement

*Design and Visual Amenity

Policies LP11 and LP12 of the Huntingdonshire Local Plan to 2036 state that developments should respond positively to their context, draw inspiration from the key characteristics of its surroundings and contribute positively to the area's character and identity.

The proposal is for the demolition of an existing conservatory and replacement with single storey rear extension to dwelling and erection of front porch. The rear extension replaces an existing conservatory and will provide a family room and study leading from the open plan kitchen/dining area with access out to the rear garden.

The front porch will project beyond the front building line by approximately 1.2 metres. However it is noted that the position of the houses along the street are stepped and therefore are of varying distances to the public highway. As such, it is considered that the projection of the front porch will not appear out of character within the street scene and is therefore accepted.

The rear extension is to have a flat roof with mixed materials of matching brickwork and Eternit stone colour weatherboarding, which matches the material used for the dormer window cheeks. As such this material already exists and is therefore accepted. The front porch will also be finished in these materials. It is noted that white weatherboarding exists on other front porches of neighbouring properties and in addition, as it is an existing material on the property, it would be acceptable under Permitted Development Rights and is therefore accepted.

Therefore, it is considered that the scale, bulk and design of the development complement the host building and would not harm the general character of the area. The proposal, therefore, accords with LP11 and LP12 of Huntingdonshire's Local Plan to 2036 (2019) and Policy A3 of the St Neots Neighbourhood Plan 2014-2029 (2016) in this regard.

*Residential Amenity

Policy LP14 of the Local Plan to 2036 states 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.

The proposed single storey rear extension replaces an existing structure, extending further out into the rear garden. It is noted that it is adjacent to the blank side wall of the neighbouring property's garage to the west. The depth of the proposed rear extension will align with the depth of the neighbouring garage. Fenestration details face into the garden from the rear elevation and east facing side elevation. The front porch is positioned in the centre of the front elevation of the property and therefore there will be no impact on the residential amenity of neighbouring properties. Therefore, it is considered that the proposal will not result in any significant detrimental impact on the residential amenity of neighbouring properties to warrant a refusal of the application.

Therefore, the development is considered acceptable in terms of overshadowing, overlooking, loss of privacy, loss of light and would not have a significant impact upon residential amenity. The proposal, therefore, accords with LP14 of Huntingdonshire's Local Plan to 2036 (2019) in this regard.

*Parking Provision and Vehicle Movement

Policy LP17 states that a proposal will be supported where it incorporates appropriate space for vehicle movements, facilitates accessibility for service and emergency vehicles and incorporates adequate parking for vehicles and cycles.

It is noted that the proposed front porch extends beyond the existing front elevation projection by approximately 1.2 metres. However sufficient space is retained for cars to manoeuvre within the space and there is no loss of off-street parking provision.

Therefore, the proposal is considered acceptable in terms of its impact on parking provision and vehicle movement within the application site and therefore accords with Policy LP17 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 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 parking provision and vehicle movement.

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 **Olivia Manton**