HUNTINGDONSHIRE DISTRICT COUNCIL

25/00245/HHFUL

OFFICER REPORT

Case No: **25/00245/HHFUL** **Householder (Full)**

Proposal: **Erection of porch to side and single storey front extension to dwelling.**

Location: **21 Gainsborough Drive St Ives PE27 3HH**

Applicant: **Mohammad Ameen**

Grid Ref: **531273 273134**

DESCRIPTION OF SITE AND APPLICATION

The site comprises of a two-storey cluster dwellinghouse that is part of a group of 3 houses located on Gainsborough Drive in St Ives. The site falls partially within flood zone 2.

The application seeks planning permission for the erection of a porch to the side and single storey front extension to 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;
* 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 5: Flood Risk
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

St Ives 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

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).

Gainsborough Drive hosts a number of semi-detached and cluster dwellinghouses of brick and tile construction. No21 Gainsborough Drive is a cluster dwelling with No's 19 and 23. The site is bound by a low fence with a small footpath and grass area to the front.

The application seeks permission for a single storey front extension and the erection of a porch to the side of the dwelling. The single-store front extension would project slightly further forwards than that of the existing front projection and extend eastwards to create better living space. It would have a mono-pitched roof design to match what is existing on site. A porch measuring approx. 1.7 metres in depth and 2.765 metres in width is proposed to the side elevation and would have a mono-pitched roof measuring approx. 3.666 metres in height. The proposed materials for the front extension would all be to match the existing host dwelling. The proposed porch would be brick and glazing. The proposals and materials would be in keeping with the character and appearance of the host dwelling and the surrounding area and therefore considered acceptable.

It is noted that the proposed plans show new close-boarded fencing surrounding the site, which looks to increase quite significantly from what is already on site. The estate is characterised by its open-plan layout and character and fencing to enclose this prominent plot would undermine the existing character of the area. Therefore, it is considered necessary to impost a condition to state that this permission does not confer approval for any new fencing or other boundary treatments.

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 application site adjoins No18 to the northwest and No23 to the southwest. The proposed single storey front extension would project slightly further forwards but would not move closer to the boundary between the site and No18. Given the single storey-nature of the extension, with no windows proposed that would offer any views to windows serving habitable rooms or private amenity space, it is not considered that the proposal would cause any significant detrimental harm to No18.

No18 adjoins to the northwest of No21. The proposed porch is of a modest scale and design and whilst noted it would align with No18's ground floor bay window, the porch is not a habitable room and therefore considered acceptable in this instance. The proposals would not cause any significant detrimental harm to this neighbouring site.

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.

Flood Risk

The application site is in Flood Zone 2 as identified by the Huntingdonshire Strategic Flood Risk Assessment (2017), which means it has a high probability of flooding. The applicant has submitted the required household checklist which confirms that: the floor levels with the proposed development are set no lower than existing levels.

Given the scale of the proposal, the submitted information is considered acceptable in this instance. The proposal is therefore considered acceptable and complies with Policy LP5 of the Local Plan to 2036 and the NPPF 2021 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;
* Would not result in increased flood risk in the locality

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**