HUNTINGDONSHIRE DISTRICT COUNCIL

25/00589/EXTDET

OFFICER REPORT

Case No: **25/00589/EXTDET** **General Permitted Development-Extensions**

Proposal: **Erection of single storey rear extension**

Location: **8 Parkway St Ives PE27 5NS**

Applicant: **Scott**

Grid Ref: **531624 271871**

DESCRIPTION OF SITE AND APPLICATION

The application site at 8 Parkway is occupied by a two-storey semi-detached dwellinghouse located within a residential area in St Ives. The site falls within Flood Zone 3 of the Environment Agency's Flood Map for Planning.

The proposal is for the erection of a single storey rear extension which measures approximately 5.7 metres wide and extends 6 metres deep beyond the rear wall. The proposal consists of an eaves height of 2.5 metres and a maximum ridge height of 3.7 metres. This is an application under the 'larger home extensions scheme' detailed under Schedule 2, Class A, Part A.4 of the Town and Country Planning (General Permitted Development) (England) 2015 (as amended).

If objections are received from occupiers of adjacent property or land, then the prior approval of the LPA is required as to the impact of the proposed development on the amenity of any adjoining premises.

One objection has been received from the occupiers of the adjoining property to the south at 6 Parkway. They have made the following comments which are noted below:

o Main objection is the proposal too large for the plot - doubling the size of the downstairs living area
o If the proposal is built exactly as per the plan against the boundary line, how can it be constructed without access to or damage to No. 6
o How can the guttering be maintained without access to No. 6
o The proposal of the new extension covers the existing drainage and access manhole. How is this to be addressed to avoid blockages backing up to No 6?
o This extension will entail several very mature shrubs and fruit trees to be removed. The garden currently has several birds nesting who come back every year. There is also a hedgehog trail through the area from No. 8 through No.6 and No 4.
o The Biodiversity Checklist was submitted on 31st March stating 'NO' to the question of protected species being affected, including 'reptiles' and that there was no pond within 250m of a pond. There is a pond in No. 6 and at that time was a pond in No 8 which had three batches of ready to hatch frog spawn. During the next four days that pond was filled in and the spawn disposed of. Both of these are/were within 250m.

Officers note the objection and subsequent comments made by the applicant of No. 6 Parkway and have therefore considered the potential residential impacts on neighbouring properties, of which are addressed below.

When taking into account the scale of the proposed extension, the Town and Country Planning (General Permitted Development) (England) Order 2015 (as amended) permits the enlargement, improvement or other alteration of a dwellinghouse subject to certain criteria set out in the order. As a part of this, the enlargement of a dwellinghouse is permitted providing that the total area of ground covered by buildings within the curtilage of the dwellinghouse (other than the original dwellinghouse) would not exceed 50% of the total area of the curtilage (excluding the ground area of the original dwellinghouse). Considering this, officers conclude that the proposal is of acceptable size for the application site, and maintains 10 metres of rear garden space from the boundary edge of the application site to the rear elevation of the proposed extension.

In terms of residential amenity, whilst it is accepted that the extension will be visible from the adjoining property at No. 6 Parkway, given the scale of the proposal it is not considered that there would be any significantly detrimental impacts in terms of overbearing, overshadowing or loss of light. Given the significant separation to other neighbouring dwellings, it is also considered that the proposal avoids issues regarding overbearing, loss of privacy or loss of light and therefore is acceptable in this regard.

It is also worth considering that the proposed extension, as shown clearly by the proposed elevations as part of the submitted plans, that the development process does not impact the property of No. 6 Parkway, with the extension not exceeding the boundary line. This, in planning terms, is therefore acceptable, and both the applicant and adjoining occupiers should refer to the Party Wall Act 1996 ensure that development is facilitated under the framework of the Act.

Whilst officers note comments stating that the extension will cover the existing drainage and access manhole, this is not a planning concern and instead should be addressed within the building control process.

Concerning biodiversity impacts, due to the type and scale of application submitted, biodiversity impacts are not wholly relevant. Officers note that the submitted biodiversity checklist states that no ponds are within 250m of the site, and whilst this may have not been the case previously, as mentioned the pond has been filled in and therefore when assessing the application at the stage of submission, there is no pond impacted by the proposals and therefore is acceptable in this regard.

While the permitted development rights of the property have not been removed, in order for the proposed development to be considered, the criteria outlined in Schedule 2, Part 1, Class A of The Town and Country Planning (General Permitted Development) (England) Order 2015 (as amended) must be met and this is assessed below.

PLANNING HISTORY

81/00589/FUL - Extension 8 Parkway St Ives (Permission)

REPRESENTATIONS

6 Parkway, St Ives – Objection, made comments which have been addressed in preceding sections of this report.

PLANNING ASSESSMENT

* Development within the curtilage of a dwellinghouse

Schedule 2 - Part 1 - Class A of The Town and Country Planning (General Permitted Development) (England) Order 2015 (As Amended) permits the enlargement, improvement or other alteration of a dwellinghouse, subject to certain criteria set out within the Order. The proposed development of a single storey rear extension would be permitted as it falls within the

definition of the enlargement of a dwellinghouse and because the following additional tests are satisfied:

a) permission to use the dwellinghouse as a dwellinghouse has been granted only by virtue of Class G, M, MA, N, P, PA or Q of Part 3 of this Schedule (changes of use);

Officer comment: Compliant.

b) as a result of the works, the total area of ground covered by buildings within the curtilage of the dwellinghouse (other than the original dwellinghouse) would exceed 50% of the total area of the curtilage (excluding the ground area of the original dwellinghouse);

Officer comment: Compliant.

c) the height of the part of the dwellinghouse enlarged, improved or altered would exceed the height of the highest part of the roof of the existing dwellinghouse;

Officer comment: Compliant.

d) the height of the eaves of the part of the dwellinghouse enlarged, improved or altered would exceed the height of the eaves of the existing dwellinghouse;

Officer comment: Compliant.

e) the enlarged part of the dwellinghouse would extend beyond a wall which—
i. forms the principal elevation of the original dwellinghouse; or
ii. fronts a highway and forms a side elevation of the original dwellinghouse;

Officer comment: Compliant.

f) subject to paragraph (g), the enlarged part of the dwellinghouse would have a single storey and—
i. extend beyond the rear wall of the original dwellinghouse by more than 4 metres in the case of a detached dwellinghouse, or 3 metres in the case of any other dwellinghouse, or
ii. exceed 4 metres in height;

Officer comment: Not applicable. See Paragraph g) below:

g) For a dwellinghouse not on article 2(3) land nor on a site of special scientific interest, the enlarged part of the dwellinghouse would have a single storey and—
i. extend beyond the rear wall of the original dwellinghouse by more than 8 metres in the case of a detached dwellinghouse, or 6 metres in the case of any other dwellinghouse, or
ii. exceed 4 metres in height;

Officer comment: Compliant.

h) the enlarged part of the dwellinghouse would have more than a single storey and—
i. extend beyond the rear wall of the original dwellinghouse by more than 3 metres,
ii. be within 7 metres of any boundary of the curtilage of the dwellinghouse being enlarged which is opposite the rear wall of that dwellinghouse;

Officer comment: Not applicable - the proposed extension is single storey.

i) the enlarged part of the dwellinghouse would be within 2 metres of the boundary of the curtilage of the dwellinghouse, and the height of the eaves of the enlarged part would exceed 3 metres;

Officer comment: Compliant - whilst the enlarged part of the dwellinghouse is within 2 metres of the boundary of the application site, the eaves of the proposed extension do not exceed 3 metres.

j) the enlarged part of the dwellinghouse would extend beyond a wall forming a side elevation of the
original dwellinghouse, and would—
i. exceed 4 metres in height,
ii. have more than a single storey, or
iii. have a width greater than half the width of the original dwellinghouse;

Officer comment: Compliant - the enlarged part of the dwellinghouse extends beyond the rear wall.

ja) any total enlargement (being the enlarged part together with any existing enlargement of the original dwellinghouse to which it will be joined) exceeds or would exceed the limits set out in sub-paragraphs (e) to (j);

Officer comment: Compliant.

k) it would consist of or include—
i. the construction or provision of a verandah, balcony or raised platform,
ii. the installation, alteration or replacement of a microwave antenna,
iii. the installation, alteration or replacement of a chimney, flue or soil and vent pipe,
iv. an alteration to any part of the roof of the dwellinghouse

Officer comment: Not applicable.

l) the dwellinghouse is built under Part 20 of this Schedule (construction of new dwellinghouses).

Officer comment: Not applicable.

A.2 In the case of a dwellinghouse on article 2(3) land, development is not permitted by Class A if—
(a)it would consist of or include the cladding of any part of the exterior of the dwellinghouse with stone, artificial stone, pebble dash, render, timber, plastic or tiles;
(b)the enlarged part of the dwellinghouse would extend beyond a wall forming a side elevation of the original dwellinghouse; or
(c)the enlarged part of the dwellinghouse would have more than a single storey and extend beyond the rear wall of the original dwellinghouse;
(d) any total enlargement (being the enlarged part together with any existing enlargement of the original dwellinghouse to which it will be joined) exceeds or would exceed the limits set out in sub-paragraphs (b) and (c).

Officer comment: Not applicable. The dwellinghouse is not on article 2(3) land.

A.3 - Conditions

a) the materials used in any exterior work (other than materials used in the construction of a conservatory) must be of a similar appearance to those used in the construction of the exterior of the existing dwellinghouse;

Officer comment: The submitted application form highlights that the proposed materials are to match existing. This shall be secured by condition.

b) any upper-floor window located in a wall or roof slope forming a side elevation of the dwellinghouse must be—
i. obscure-glazed, and

ii. non-opening unless the parts of the window which can be opened are more than 1.7 metres above the floor of the room in which the window is installed; and

c) where the enlarged part of the dwellinghouse has more than a single storey or forms an upper storey on an existing enlargement of the original dwellinghouse, the roof pitch of the enlarged part must, so far as practicable, be the same as the roof pitch of the original dwellinghouse.

Officer comment: Not applicable.

CONCLUSION

The proposal satisfies the criteria of Schedule 2, Part 1, Class A of the Town and Country Planning (General Permitted Development) Order 2015 (as amended). The Local Planning Authority has also considered the impact on residential amenity as is required by Paragraph 7 of part A.4 and have determined that there are no issues requiring the prior approval of the Local Planning Authority. The proposed development therefore constitutes permitted development and does not require an application for planning permission.

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CONTACT OFFICER:
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