HUNTINGDONSHIRE DISTRICT COUNCIL

25/00131/HHFUL

OFFICER REPORT

Case No: **25/00131/HHFUL** **Householder (Full)**

Proposal: **Erection of part two storey/part single storey side and rear extension including demolition of existing single storey garage and store.**

Location: **59 Greenfields Earith Huntingdon**

Applicant: **Mr Richard Wade**

Grid Ref: **538718 275174**

DESCRIPTION OF SITE AND APPLICATION

The application site is a two-storey detached dwellinghouse located in a well-established residential area in Earith. There are no constraints relevant to the site.

The application seeks planning permission for the erection of part two storey/part single storey side and rear extension including demolition of existing single storey garage and store.

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

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.

CONSULTATIONS

Earith Parish Council have 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
- Parking

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).

Greenfields hosts a variety of detached and semi-detached dwellinghouses of varying styles. The application site is a two-storey detached dwellinghouse located on a corner plot, with an attached garage to the east. There is a small green area of front garden with a hardstanding driveway. The dwelling has red facing brickwork, brown concrete interlocking tiles, felt flat roof and white UPVC windows and doors.

This application seeks planning permission for a part two-storey/part single-storey side and rear extension and demolition of the existing single-storey garage and store. The proposed extensions would create a lounge/kitchen/dining are with a utility room, WC, a gym, workshop/store and porch to the ground floor and additional bedrooms and a master bedroom with an en-suite to the first floor. The proposed two storey extension would have a hipped roof design with a ridge height of approx. 6.980 metres and 4.935 metres to the eaves. The single storey element to the side would have a mono-pitched roof design which would measure approx. 3.6 metres and 2.540 metres to the eaves. The proposed extensions would be set back from the front of the dwelling.

The proposed materials would be red facing brickwork, brown concrete interlocking roof tiles and white UPVC windows and doors, all to match the existing host dwelling.

The proposal would be visible from public vantage points, however, the scale and design of the proposed extensions would not cause harm to the character and appearance of the host dwelling or 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 extensions would sit in from the shared boundary between the site and neighbouring property No57 Greenfields by approx. 1.365 metres and would not protrude out any further than the rear elevation of No57. There would be no additional windows in the western side elevation to what is already present. The rear first floor windows would look out towards the garden area of the application site. As a result of the siting, scale and design of the proposal, it is not considered that there would be any detrimental harm to this neighbouring site or the amenity of any other neighbouring sites.

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.

Parking

It is acknowledged that the proposal would see the loss of the existing garage, however, there would remain sufficient off-road parking for 2-3 vehicles, and this would be considered acceptable.

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;

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**