HUNTINGDONSHIRE DISTRICT COUNCIL

25/00634/HHFUL

OFFICER REPORT

Case No: **25/00634/HHFUL** **Householder (Full)**

Proposal: **Erection of two storey side extension, addition of two dormer windows to rear, insertion of two roof lights to existing roof and construction of covered external rear walkway**

Location: **6 Church Lane Hemingford Grey Huntingdon**

Applicant: **Mrs Amanda Latimer**

Grid Ref: **529250 270768**

DESCRIPTION OF SITE AND APPLICATION

The application site at 6 Church Lane is occupied by two storey detached dwellinghouse, with its first floor accommodation contained within the roofspace, located within a residential area in Hemingford Grey village. The property has an existing single storey flat roof rear extension and single storey side entrance extension. It also has a detached timber garage/outbuilding. The application site falls within the Hemingford Conservation Area, there are a number of Listed buildings along Church Street and Church Lane in the vicinity of the site. The application site falls within Flood Zone 2 of the Environment Agency's Flood Map for Planning.

This application seeks permission for a 2 storey side extension, 2 rear dormers, rooflights, porch and covered walkway.

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;
* building a strong, competitive economy;
* achieving well-designed, beautiful and 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
LP34: Heritage Assets and their Settings

Neighbourhood Plan and relevant policies where applicable

Huntingdonshire Design Guide Supplementary Planning Document (2017):

* Place Making Principles parts 3.7 Building Form and 3.8 Building Detailing

Huntingdonshire Landscape and Townscape Supplementary Planning Document (2022)

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

RELEVANT PLANNING HISTORY

The history from 1974 onwards is available to view on HDC's Public Access Site. The most recent, relevant planning history is detailed below:

1400898FUL - Erection of outbuilding in curtilage of dwellinghouse (incorporating garaging, storage and first floor office/storage) to replace existing outbuildings/garages. – Approved 02.12.2014

15/00901/HHFUL - Replacement of timber outbuilding, brick flat roof garage and brick pitched roof garage with Oak Framed Building – Approved 30.07.2015

CONSULTATIONS

Hemingford Grey Parish Council – Support the application

REPRESENTATIONS

44 Church Street – Object to the application, primarily on the grounds of reduced privacy, and the density of buildings close to their boundary. The extensions windows will overlook their garden, reduce their privacy and enjoyment of their garden. The existing garage building on the boundary already has an impact on their garden and the proposed extensions will add further detriment by adding to the density of building close to their boundary. There are some inaccuracies in the submission, there are trees in falling distance of the development. The 2m height of boundaries is inaccurate mainly it is 1.7, with some 1.8 – 1.9m. There is a pond within 5m of the fence, and badgers are believed to use the site. Given the plot size we consider there are alternative ways to extend the site without encroaching on our privacy and enjoyment of our garden.

SUMMARY OF ISSUES

The main issues to consider in the determination of this application are:

- Design, Visual Amenity and Impact on Heritage Assets
- Residential Amenity

* Design, Visual Amenity and Impact on Heritage Assets

The existing property is set within a large plot located off Church Lane. It has a detached garage outbuilding on the northern boundary of the site. The northern side boundary of the side forms the rear boundary treatment of the properties located along Church Street. Beyond the site to the west is the River Great Ouse. The surrounding area depicts the character of a typical rural village, and there are a number of Listed Buildings along Church Street and Church Lane.

The proposed works involve the demolition of the existing single storey side entrance extension and replacement with a new two storey side extension. The ridge height and pitch will match that existing and a similar gable design is proposed to the frontage, which will give symmetry to the property frontage. A new open porch structure is proposed. The existing dormer on the property frontage will be removed and replaced by two rooflights. The siting, scale, design and materials proposed ensure that this would be a visually compatible extension to the property.

In addition 2 new rear dormer windows are proposed, and a new oak framed external walkway and covered seating area with slate roof. Two new rooflights are also proposed. New solar panels are also proposed on the existing rear roofslope. All these works are considered to be appropriately sited, and of an acceptable scale and design so as not to cause visual harm to the character and appearance of the host dwelling or surrounding conservation area or nearby listed buildings.

Overall, taking the above factors into consideration, the proposed development is considered to be acceptable with regard to design and visual amenity and would not have a significantly detrimental impact upon the character or appearance of the site, nearby listed buildings or Conservation area. It therefore accords with Policies LP11, LP12 and LP34 of Huntingdonshire's Local Plan to 2036 in this regard.

As detailed in the previous sections of this report, the application site lies within the Hemingford Conservation Area. As such, it should be regarded that:

Section 66 of the Planning (LBCA) Act 1990 states that in considering whether to grant planning permission for development which affects a listed building or its setting, the Local Planning Authority shall have special regard to the desirability of preserving the building or its setting or any features of special architectural or historic interest which it possesses.

Section 72 of the Planning (LBCA) Act 1990 (as amended) states that special attention shall be paid to the desirability of preserving or enhancing the character or appearance of a Conservation Area.

Para. 212 of the NPPF sets out that 'When considering the impact of a proposed development on the significance of a designated heritage asset, great weight should be given to the asset's conservation (and the more important the asset, the greater the weight should be). This is irrespective of whether any potential harm amounts to substantial harm, total loss or less than substantial harm to its significance'.

Para. 213 states that 'Any harm to, or loss of, the significance of a designated heritage asset (from its alteration or destruction, or from development within its setting), should require clear and convincing justification'

Local Plan policy LP34 aligns with the statutory provisions and NPPF advice.

Concerning the Hemingford Conservation Area, the proposals, is determined to have a neutral impact on the character and appearance of the Conservation Area. The property is relatively well-screened from public view due to its siting and the existing tree cover. The development would not result in harm to the setting or significance of any nearby Listed Builsings.

Therefore, it is considered that the proposed development is acceptable with regards to its impact on the designated heritage assets. It therefore accords with Policy LP34 of the Local Plan to 2036, the provisions of the NPPF (2024) and the Planning (LBCA) Act 1990.

*Residential Amenity

The existing property has two first floor windows on the northern elevation one serving a bedroom and the other a bathroom. There are no existing first floor windows on the rear western elevation. The two storey side extension introduces 2 first floor side windows on the northern elevation, one is an ensuite window the other a secondary bedroom window. These windows will be 6m closer to the side boundary than the existing first floor windows. Due to the size and nature of these 2 windows proposed it is considered appropriate to add obscure glazed conditions. However there is also a lot of tree planting which also provides screening for neighbouring sites.

In respect of the proposed 2 first floor rear dormer bedroom windows and rooflight in the existing western rear elevation together with the first floor rear bedroom window from the new extension, these face western down the rear garden of the property and so do not have any direct overlooking impacts on any neighbouring sites. There may be some slight oblique overlooking to side neighbouring sites but due to the significant separation distances, and angles involved it is not considered in planning terms any unacceptable reduced privacy impacts would result for the residential amenity of surrounding neighbouring sites, which would warrant amendment or refusal of planning permission. In addition there is landscape planting which helps minimise any perceive overlooking impacts.

The proposed 2 storey side extension replaces the existing 4m wide single storey side extension, resulting in the new 2 storey extension being approximately 2m closer to the northern boundary than the existing house. There is still ample separation distance to this shared boundary with the properties on Church Street so as the development will not result in any unacceptable overbearing, or overshadowing impacts for these neighbouring sites. Therefore whilst the concerns about increased density and proximity to neighbours have been considered, it is not considered harm to the residential amenity of neighbours would be caused by the siting, scale and mass of the extension proposed. The covered walkway and seating area at single storey height are also considered to be sufficiently distant from neighbouring boundaries so as not to unacceptable impact on the residential amenity of neighbours, in terms of any overbearing or overshadowing impacts.

Overall, taking these factors into account, the development is considered acceptable in terms of loss of privacy, overbearing or overshadowing impacts and would not have a significant or unacceptable impact upon residential amenity and therefore accords with Policy LP14 of Huntingdonshire's Local Plan to 2036 in this regard.

*Biodiversity

The application site is an existing residential garden. We have no records of ponds or badgers in the vicinity of the site. Due to the relatively small scale nature of the works, in close proximity to the existing house and the large size of the site, Officers are content a preliminary ecological appraisal would not be required in this instance. However the applicant should be aware of their obligations under the Wildlife and Countryside Act, and if any badgers or other protected species are encountered during works then works should stop and professional ecological advice be sought to ensure the protection of any protected species and their habitats can be suitably protected during works. It is a criminal offence to capture kill, disturb or injure a European protected species or their habitat.

*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 harmful impact upon the designated heritage assets;
* 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.

If you would like a translation of this document, a large text version or an audio version, please contact us on 01480 388424 and we will try to accommodate your needs.

CONTACT OFFICER:
Enquiries about this report to **Robyn Kerrigan**