HUNTINGDONSHIRE DISTRICT COUNCIL

25/00584/HHFUL

OFFICER REPORT

Case No: **25/00584/HHFUL** **Householder (Full)**

Proposal: **Two storey front extension**

Location: **5 Wordsworth Avenue Eaton Ford St Neots**

Applicant: **Tommy Brennan**

Grid Ref: **517749 260475**

DESCRIPTION OF SITE AND APPLICATION

No. 5 Wordsworth Avenue is a two-storey detached dwellinghouse located on the east side of the highway, at the junction with Kipling Place, in a residential area of Eaton Ford, St Neots. The existing property is adjacent to the Eaton Ford Conservation Area and is within Flood Zone 2.

This application seeks permission for the erection of a two-storey extension to the front of the dwelling. The proposed extension would be constructed of a gable-end design, would measure 7.2m in width by 5.3m in depth with an eaves height of 4.7m and a ridge height of 6.6m.

This application is a revised scheme from the previously approved planning permission reference 24/01413/HHFUL. The proposal has been amended to increase the width from 6.9m to 7.2m and to alter the fenestration arrangement on the front elevation.

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

NATIONAL GUIDANCE

The National Planning Policy Framework (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.

Section 72 of the Planning (Listed Buildings and Conservation Areas) Act 1990, 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)

LP5: Flood Risk
LP11: Design Context
LP12: Design Implementation
LP14: Amenity
LP17: Parking Provision and Vehicle Movement
LP34: Heritage Assets and their Settings

St Neots Neighbourhood Plan 2014-2029 (Adopted 24th February 2016)

Policy A3: Design

Supplementary Planning Documents (SPD) and Guidance:

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

Huntingdonshire Landscape and Townscape SPD (2022)
Huntingdonshire Strategic Flood Risk Assessment (2024)
St Neots Conservation Area Character Assessment (October 2006)

The National Design Guide (2021)

C1 - Understand and relate well to the site, its local and wider context
C2- Value heritage, local history and culture
I1 - Respond to existing local character and identity
I2 - Well-designed, high quality and attractive
I3 - Create character and identity

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

RELEVANT PLANNING HISTORY

24/01413/HHFUL - Erection of two storey front extension to dwelling - Approved.

19/00203/CLPD - Proposed rear single storey extension - Approved.

CONSULTATIONS

St Neots Town Council - Support the proposal noting that it improves the property and makes efficient use of the site.

REPRESENTATIONS

One comment has been received from the neighbouring property at No. 7 Wadsworth Avenue confirming they have no objection to the proposal.

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
- Flood Risk
- Parking Provision and Vehicle Movement

* Design and Visual Amenity

The Local Planning Authority is required to ensure that with respect to any buildings or other land in a conservation area, special attention shall be paid to the desirability of preserving or enhancing the character or appearance of that area, through the Planning (Listed Buildings and Conservation Areas) Act 1990 at Section 72. This is also reflected in Policy LP34 of the Huntingdonshire Local Plan to 2036 and Section 16 of the National Planning Policy Framework.

Policy LP11 of the Local Plan states that a proposal will be supported where it is demonstrated that it responds positively to its context. Policy LP12 states that new development will be expected to be well designed and that a proposal will be supported where it can be demonstrated that it contributes positively to the area's character and identity and successfully integrates with adjoining buildings and landscape. This is also reflected in Policy A3 of the St Neots Neighbourhood Plan, the Huntingdonshire Design Guide SPD and Section 12 of the National Planning Policy Framework (2024).

This application seeks approval for the erection of a two-storey front extension at No. 5 Wordsworth Avenue, Eaton Ford, St Neots. The property is adjacent to the Eaton Ford Conservation Area. This application is a revised scheme from the previously approved planning permission reference 24/01413/HHFUL. The proposal has been amended to increase the width of the extension from 6.9m to 7.2m and to alter the fenestration arrangement on the front elevation.

The minor increase in width to the proposed two-storey front extension (0.3m) is not considered to materially alter the scale, design and appearance of the proposal that was previously deemed acceptable.

The proposed alterations to the fenestration would see the replacement of one set of four panel, casement windows at ground and first floor on the front elevation of the proposed extension to four sets of three panel, casement windows - two at ground floor and two at first floor. Given the varied fenestration in the streetscene, the proposed windows are considered to be acceptable and would not result in any visual harm to the existing property, the streetscene of Wordsworth Avenue or the surrounding area.

Furthermore, as the proposed works are to the front of the property, the proposal would not impact the adjacent St Neots Conservation Area to the rear of the property.

Overall, the proposed development is considered to be acceptable with regard to design and visual amenity and would not have a detrimental impact upon the character or appearance of the area. The proposal is therefore in accordance with Policies LP11, LP12 and LP34 of Huntingdonshire's Local Plan to 2036, Policy A3 of the St Neots Neighbourhood Plan and Sections 12 and 16 of the National Planning Policy Framework (2024) 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.

Due to the minor increase in width of the proposed two-storey extension (0.3m), albeit extending closer to the neighbouring property of No. 3 Wordsworth Avenue, the Local Planning Authority are satisfied that the proposal would not result in any additional overbearing, overshadowing or loss of light that would warrant refusal of planning permission in this instance. Furthermore, the alterations to the fenestration would be limited to the front elevation and therefore would not result in any overlooking impacts on the neighbouring properties amenities.

As such, the proposal is deemed to be in accordance with Policy LP14 of Huntingdonshire's Local Plan to 2036 and Section 12 of the National Planning Policy Framework (2024) in this regard.

*Flood Risk

National guidance and Policy LP5 of the Local Plan to 2036 seek to steer new developments to areas at lowest risk of flooding and advises this should be done through application of the Sequential Test, and if appropriate the Exceptions Test (as set out in paragraphs 170-182 of the NPPF (2024)).

The land that the application site forms part of is liable to flood. The proposed development is considered 'minor development' and therefore is not subject to the Sequential or Exception Tests as detailed in the NPPF. The application should however still meet the requirements for site specific flood risk assessments. The application includes a document confirming flood mitigation measures that are considered appropriate and reasonable for the scale of development proposed and can be secured by condition.

As such, the development is considered compliant with LP5 of Huntingdonshire's Local Plan to 2036 and the NPPF 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, off-street parking to the front of the property will be retained and not impacted upon as a result of the increase in width of the two-storey extension.

Therefore, given the scale and siting of the proposal, it is considered that the proposal would not have an adverse impact upon parking provision and vehicle movement. The proposal, therefore, accords with LP17 of Huntingdonshire's Local Plan to 2036 (2019) 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.

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 **Jennifer Wallis**