OFFICER REPORT

Case No: 25/01100/HHFUL Householder (Full)

Proposal: Proposed ground floor extension

Location: 26 Beauchamp Close Eaton Socon St Neots

Applicant: Mr & Mrs Fisher

Grid Ref: 516678 259161

DESCRIPTION OF SITE AND APPLICATION

The dwelling is a semi-detached two storey brick dwelling located within a residential area of Eaton Socon. The site is situated in flood zone 1 and there are no designated heritage assets in the vicinity.

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

The application is for a ground floor extension. It is noted that this is a reduction of a previously approved application (25/00454/HHFUL) for a two storey side/rear extension and ground floor front extension granted permission in May 2025.

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 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
LP 17: Parking Provision and Vehicle Movement

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

St Neots Neighbourhood Plan 2014-2029 (2016)
* Policy A3 – Design

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

PLANNING HISTORY

25/00454/HHFUL - Proposed two storey side/rear extension and ground floor front extension – permission granted 02.05.2025

CONSULTATIONS

St Neots Town Council recommends approval. It is considered that the proposal is satisfactory in terms of scale and pattern of development and is within a sustainable location.

REPRESENTATIONS

No objections received at 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 Provision and Vehicle Movement

*Design and Visual Amenity

Policies LP11 and LP12 of the Huntingdonshire Local Plan to 2036 state that developments should respond positively to their context, draw inspiration from the key characteristics of its surroundings and contribute positively to the area's character and identity.

The proposal is for a ground floor extension to the side of the main existing dwelling, extending beyond the front and rear elevations of the property. It will allow for the reconfiguration of the ground floor, providing a larger kitchen to the rear and a wc and garage to the front. The existing flat roofed side extension will be replaced with a pitched roof and garage door to the front and French doors to the rear allowing direct access to the rear garden. Materials are to match the existing main dwelling helping the addition to blend in with the original property, with the addition of an area of grey hardie plank cladding to the rear elevation of the pitched roof. As this will not be visible from the public realm, this is accepted.

The front garage will project beyond the front building line by approximately 1 metre. However, it is noted that the property is set well back within the application site and there is a staggered building line along the street, with nos 27a and 27b Beauchamp Close to the east of the property, being further forward. Therefore, it is considered that this minor projection will not be overly visible within the street scene and will not have a significantly detrimental visual impact upon the character of the local area.

Therefore, it is considered that the scale, bulk and design of the development complement the host building and would not harm the general character of the area. The proposal, therefore, accords

with LP11 and LP12 of Huntingdonshire's Local Plan to 2036 (2019) and Policy A3 of the St Neots Neighbourhood Plan 2014-2029 (2016) 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.

The proposed single storey side extension is 74 centimetres from the side boundary to the east. The extension is approximately 3 metres in height and is adjacent to a standard 1.8 metre high fence. It is noted that there are no fenestration details to the ground floor of the neighbouring property to the east, or within the side elevation of the proposed extension. The projection to the rear is under 1 metre and 1 metre to the front; as such the proposed extension will accord with the 45 degree rule as set out within the Huntingdonshire Design Guide Supplementary Planning Document (2017), which assesses the impact of overshadowing of a proposed extension. Due to the location of the proposed extension there will be no detrimental impact upon the residential amenity to the adjoining property to the west.

Therefore, the development is considered acceptable in terms of overshadowing, overlooking, loss of privacy, loss of light and would not have a significant impact upon residential amenity. The proposal, therefore, accords with LP14 of Huntingdonshire's Local Plan to 2036 (2019) 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 the proposed garage extends beyond the existing front elevation projection by approximately 1 metre. However sufficient space is retained for cars to manoeuvre within the space and the garage provides additional parking space for a vehicle. Therefore, there is no loss of off-street parking provision.

Therefore, the proposal is considered acceptable in terms of its impact on parking provision and vehicle movement within the application site and therefore accords with Policy LP17 of Huntingdonshire's Local Plan to 2036 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;
* Would not have a harmful impact upon parking provision and vehicle movement.

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 **Olivia Manton**