OFFICER REPORT

Case No: 24/01881/HHFUL Householder (Full)

Proposal: Single storey rear extension

Location: 4 Tern Way St Neots PE19 1TQ

Applicant: Marianne Pang

Grid Ref: 519611 260881

DESCRIPTION OF SITE AND APPLICATION

The application site at 4 Tern Way is occupied by a two-storey semi-detached dwellinghouse located within a residential area in the town of St Neots. There are no constraints relative to the site.

This application seeks permission for the erection of a single storey rear extension.

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

NATIONAL GUIDANCE

The National Planning Policy Framework (December 2023) (NPPF 2023) sets out the three objectives - economic, social and environmental - of the planning system to contribute to the achievement of sustainable development. The NPPF 2023 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 2023 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

Huntingdonshire Design Guide Supplementary Planning Document (2017):

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

St Neots Neighbourhood Plan (2016)

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

RELEVANT PLANNING HISTORY

24/01346/CLPD - Lawful development certificate for proposed single storey rear extension (Consent)

CONSULTATIONS

St Neots Town Council - support 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

* Design and Visual Amenity

The application seeks permission to erect a single storey extension to the rear of the dwelling. When considering the proposed dimensions compared to the form of the existing dwelling, the addition would have a neutral impact on the wider area. It has a relatively shallow pitched roof, measuring a maximum ridge height at approximately 3.4 metres with eaves at 2.1 metres. Its integration is further supported by the proposed use of materials to match the existing. Considering the street scene, many nearby dwellings have single storey rear extensions similar to the application, meaning the proposal would not be uncharacteristic for the area. Therefore, both the design and materials would respect the character and appearance of both the existing dwelling and the street scene.

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 area. It therefore accords with Policies LP11 and LP12 of Huntingdonshire's Local Plan to 2036 in this regard.

*Residential Amenity

Given the scale and location of the proposed extension to the rear of the dwelling and having regard to the proximity and separation to the adjacent dwellings, it is not considered that there would be any unacceptable material impacts in terms of overbearing or loss of light, nor would there be any issues relating to overlooking or loss of privacy.

Overall, taking these factors into account 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.

*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 **Josh France**