**HUNTINGDONSHIRE DISTRICT COUNCIL**

**25/00585/HHFUL**

**OFFICER REPORT**

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**Case No:** **25/00585/HHFUL** **Householder (Full)**

**Proposal:** **Two storey rear extension and garage conversion**

**Location:** **217 High Street Offord Cluny St Neots**

**Applicant:** **Mr & Mrs Camfield**

**Grid Ref:** **522072 267450**

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## DESCRIPTION OF SITE AND APPLICATION

The dwelling is a detached two storey buff brick house, located within a residential area of Offord Cluny. It is adjacent to the Offord Cluny Conservation Area and a Grade II Listed Building to the south.

The site is situated in flood zone 1.

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

The application is for a two storey rear extension and garage conversion.

## 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 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

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

Offord Cluny Conservation Area Character Assessment (October 2003)

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

**PLANNING HISTORY**

None

**CONSULTATIONS**

Offord Cluny & Offord D'Arcy Parish Council recommends approval, with no objections to the proposal.

**REPRESENTATIONS**

No objections received at time of determination.

**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

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.

Policy LP34 states that a proposal within, affecting the setting of, or affecting views into or out of, a conservation area should preserve, and wherever possible enhance, features that contribute positively to the area's character, appearance and setting as set out in character statements or other applicable documents.

The Council will consider the significance of a designated heritage asset and where there is less than substantial harm, this will be weighed against the public benefits of the proposal. Where there is deemed to be substantial harm, then the proposal would need to achieve substantial public benefits to outweigh that harm.

The proposal is adjacent to the Offord Cluny Conservation Area and a Grade II Listed building to the south.

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

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.

Para. 212 of the NPPF set 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.

The application is for a two storey rear extension and garage conversion. Materials are to match the main original dwelling, helping the additions to blend in with the existing dwelling. The garage is set further back within the site, attached to the north facing side elevation. The garage doors are to be replaced with a window to the front and rear. Due to the position of the garage and use of materials, this is considered acceptable and will have only a limited visual impact upon the street scene. The double gable projection is subservient to the original existing dwelling, maintaining the hierarchy of the built form and forms a subordinate relationship with the host dwelling.

It is noted that the dwelling sits further back in the site than the listed building to the south, which is situated close to the highway. The proposals impact the rear of the dwelling, and as such it will not impact any views of the listed building or its setting. Similarly, the proposed works are to the rear of the dwelling and with no visibility from the public realm and will therefore not impact the Offord Cluny Conservation Area.

Officers have given special attention to the desirability of preserving or enhancing the character or appearance of the Conservation Area. It is considered that harm will not be caused to the designated heritage assets because the development would have a neutral effect. The proposal, therefore, accords with LP11, LP12 and LP34 of Huntingdonshire's Local Plan to 2036 (2019), the NPPF (2024) and the Planning (LBCA) Act 1990 (as amended) 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 two storey extension and garage conversion will provide an open plan kitchen, dining and family area on the ground floor and a master bedroom with en-suite and an additional en-suite serving a bedroom on the first floor. The garage will be integrated into the ground floor space, providing a playroom and utility area. The two storey extension replaces a single storey rear extension and extends further out with a total depth of 7.3 metres. It is noted that the two storey rear extension is separated from the adjacent dwelling to the north by the property's garage and the neighbouring garage, creating a separation distance of approximately 4.9 metres between the two properties. The proposal will introduce an additional window at first floor level within the existing north facing elevation and a further two windows at first floor level within the new extension, one of which serves a bathroom and will be obscured and the other is a secondary window for a bedroom and is at high level. The neighbouring property to the north, similarly has two windows at first floor level, one of which serves a bathroom. Therefore, it is considered that this relationship between the two properties already exists and that the additional bedroom window will not result in a significant increase in overlooking such to warrant a refusal of the application. New windows at first floor level on the south facing side elevation serve the new en-suite for the master bedroom and are to be obscured. This will be secured by condition.

Due to the separation distance with the application site and the neighbouring property to the north (no.219) the proposal will accord with the 25 degree rule which is used to check the impact of overshadowing of a proposed development.

Therefore, overall, the development is considered acceptable in terms of residential amenity. The proposal, therefore, accords with LP14 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 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.

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**CONTACT OFFICER:**
Enquiries about this report to **Olivia Manton**