Planning Statement

181 Sapley Road, Hartford, Huntingdon PE29 1YT

1 Project Overview

The applicants wish to extend the existing single storey pitched roofed area at the rear of the property and undertake minor modifications to existing door and window openings to the front and side elevations.

The small increase in area would allow the applicants to modify the kitchen and dining areas.

2 Site Context

The site is owned by the applicants and is in a street of mature detached properties in a well establish area.

The site is not in a conservation area or affected by listed buildings.

3 Planning Policy Compliance

It is considered that the proposal is in accordance with relevant local development plan policies.

4 Design Justification

The proposed extension will be constructed in brick to match the existing house with a pitched plain roof to match the existing roof.

It is considered that the proposed extension would reflect and enhance the character of the immediate surrounding area.

5 Access and Parking

The proposal at the rear of the property does not impact on the existing access or vehicular parking.

6 Sustainability and Environmental Impact

The proposed extension will be built to at least the current building regulation energy saving requirements which will reduce the overall energy consumption of the property.

There will be no overall impact on tress, biodiversity or public drainage as a result of the proposed extension works.

November 2025