HUNTINGDONSHIRE DISTRICT COUNCIL

25/01030/HHFUL

OFFICER REPORT

Case No: **25/01030/HHFUL** **Householder (Full)**

Proposal: **Proposed Ground Floor Rear Extension & 2 Storey Side Extension**

Location: **3 Hayling Avenue Little Paxton St Neots**

Applicant: **Mrs Taylor**

Grid Ref: **519130 262795**

DESCRIPTION OF SITE AND APPLICATION

The dwelling is a two-storey semi-detached dwellinghouse located within a residential area of Little Paxton. There are no constraints relevant to the site.

The application seeks planning permission for a Proposed Ground Floor Rear Extension & 2 Storey Side Extension.

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

NATIONAL GUIDANCE

The National Planning Policy Framework (12th 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
LP17: Parking Provision and Vehicle Movement

Huntingdonshire Design Guide Supplementary Planning Document (2017):
* Place Making Principles – Parts 3.5 Parking and Servicing and 3.7 Building Form

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

PLANNING HISTORY

None.

CONSULTATIONS

Little Paxton Parish Council recommend approval, noting that the application will have no detrimental impact on either the area or neighbouring properties.

REPRESENTATIONS

None 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

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.

Hayling Avenue is sited within a well-established residential area in Little Paxton and hosts mostly pairs of two-storey semi-detached dwellinghouses of brick and tile construction with hanging tiles to the front. There is use of render and cladding in the immediate vicinity. No3 is a two-storey semi-detached dwellinghouse sited to the north of Hayling Avenue. The site has a grassed front garden area and a driveway with hardstanding and gravel.

The proposal is for a ground floor rear extension and two-storey side extension. The single-storey extension to the rear would replace an existing mono-pitched roof conservatory to create a kitchen/dining space and a utility room and would sit in from the boundary by approx. 160mm. It would protrude approx. 2.9 metres from the rear elevation and extend across the rear of the dwellinghouse by approx. 8.12 metres. It would have a mono-pitched roof with two velux rooflights.

The two-storey side extension would create a downstairs bathroom and study to the ground floor and an additional bedroom with an en-suite to the first floor. The two-storey element would be stepped in from the front elevation of the existing dwellinghouse by approx. 1 metre and the overall ridge height would sit lower than that of the existing dwelling, ensuring that the extension would be subservient to the host dwelling. There would be bifold doors along with a window and door on the ground floor rear elevation and windows to the first-floor element to the front and rear elevations. The proposed materials would be brickwork, roof tiles and UPVC windows and doors, all to match the existing.

The proposal, due to its siting, scale and design, would create a subservient addition to the existing dwelling and would not cause detrimental harm to the character and appearance of the host dwelling or the surrounding area.

Therefore, overall, it is considered that the scale, bulk and design of the development complements 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) 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.

In terms of residential amenity, No1 Hayling Avenue is the attached neighbour to the north. The single-storey rear extension would replace an existing mono-pitched roof conservatory and would sit in from the shared boundary by approx. 160mm. Given the scale of the single-storey rear extension, it is not considered that the proposal would cause any significant detrimental harm to this neighbouring site.

Neighbouring site to the south is No5 Hayling Avenue. The proposed two-storey side extension would sit in by approx. 150mm from the boundary and there are no windows proposed in the southern elevation which would face the northern side elevation of No5. There would remain a separation distance of approx. 3.6 metres from the proposed two-storey extension to the northern side elevation of No5. There are no windows proposed that would offer views to windows serving habitable rooms or private amenity space. The proposal does not fail the 45 degree test on plan and therefore it is not considered that the proposed extension would cause a significant detrimental impact on this neighbouring site with regards to overshadowing, overbearing impact, overlooking, loss of light or loss of privacy.

Therefore, overall, 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

The proposed two-storey side extension would extend over the existing driveway. However, the extension would sit back from the road by approx. 7 metres and therefore there off-road parking for at least one vehicle would be maintained. This is considered acceptable in this location.

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.

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CONTACT OFFICER:

Enquiries about this report to **Robyn Kerrigan**