OFFICER REPORT

Case No: 25/00302/HHFUL Householder (Full)

Proposal: Single storey rear extensions, part garage conversion and skylight in side elevation.

Location: 6 Lea Road Hemingford Grey Huntingdon

Applicant: Mr Peter Allen

Grid Ref: 529399 270389

DESCRIPTION OF SITE AND APPLICATION

The site comprises of a detached chalet bungalow located on Lea Road in Hemingford Grey. The is adjacent to, but not within the Hemingfords Conservation Area and sits within Flood Zone 2.

The application seeks planning permission for single-storey rear extensions, part garage conversion and a skylight in the side elevation.

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

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;
* achieving well-designed places;
* conserving and enhancing the natural environment;
* conserving and enhancing the historic environment.

Planning Practice Guidance and the National Design Guide 2019 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)

LP 5: Flood Risk
LP 11: Design Context
LP 12: Design Implementation
LP 14: Amenity

LP 34: Heritage Assets and their settings

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

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

RELEVANT PLANNING HISTORY

None.

CONSULTATIONS

Hemingford Grey Parish Council were consulted but no comments were received at the time of determination.

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
- Impact upon the Conservation Area
- Flood Risk
- Parking

Design and Visual Amenity

Policy LP 11 of the adopted Local Plan to 2036 states that a proposal will be supported where it is demonstrated that it responds positively to its context and has drawn inspiration from the key characteristics of its surroundings and has regard for the guidance contained within the Design SPD (2017).

Lea Road hosts a number of detached chalet style bungalows of similar styles and designs with a mixture of brick, render and cladding finishes. 6 Lea Road is a detached chalet bungalow with an attached garage and a small area of grass with a block paved driveway to the front.

The application seeks permission for single-storey rear extensions, part garage conversion and a skylight in the side elevation. The single-storey rear extensions would create a master bedroom and additional living space. The garage would be converted into a store room and a utility and link into the main host dwelling. The height of the existing garage would increase slightly to 3 metres. The proposed skylight would be inserted into the southern roof slope to serve the stairwell/landing area. As stated in the application form, the proposed materials would be brickwork and tiled and waterproof membrane to match the existing for the roof and UPVC windows and aluminium and composite doors.
The proposal by virtue of its siting, scale, size and design would not cause any detrimental impact to the character and appearance of the host dwelling or the surrounding area.

Overall, it is considered the proposed development is acceptable with regard to design and visual amenity and therefore accords with Policies LP11 and LP12 of Huntingdonshire's Local Plan to 2036.

Residential Amenity

Policy LP14 states that 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 light, outlook, privacy and noise.

In terms of neighbouring amenity, the proposed extensions would be of single-storey nature with a pitched roof design and a flat roof design. No windows proposed would offer views to windows serving habitable rooms or private amenity space. The insertion of a skylight in the southern roof slope would serve a stairwell/landing area and would not offer views to neighbouring property No8 Lea Road. The proposals would be considered acceptable due to their siting, scale and design and would not cause detrimental harm to any neighbouring site.

Overall, 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.

Impact upon the Conservation Area

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.

The application site is adjacent to the Hemingfords Conservation Area, which runs along the southern boundary. The proposed extensions would be in keeping with the character and appearance of the dwelling and the surrounding area and would not cause harm to the character and appearance of the Hemingfords Conservation Area.

It is therefore considered that the proposals accord with the Planning (Listed Buildings and Conservation Areas) Act 1990, NPPF and Local Plan Policy LP34.

Flood Risk

The application site is in Flood Zone 3 as identified by the Huntingdonshire Strategic Flood Risk Assessment (2017), which means it has a high probability of flooding. The applicant has submitted the required household checklist which confirms that: the floor levels with the proposed development are set no lower than existing levels. An information document has also been submitted which states the following:
- Any electrical sockets in the proposal will be fitted 1m high or more on ground level
- Plasterboard will be laid horizontally rather than vertically
- DPC membrane to be used under the slab and continue under the door sill
- DPC membrane to also be used under window-sills
- Non-return valves to drains and water inlet pipes to be fitted
- Brick work below the weatherboarding to above DPC level
- Internal floor levels will be no lower than existing ground level.

Given the scale of the proposal, the submitted information is considered acceptable in this instance. The proposal is therefore considered acceptable and complies with Policy LP5 of the Local Plan to 2036 and the NPPF 2024 in this regard.

Parking

It is acknowledged that the proposal would see the conversion of an existing garage. However, the site has a hardstanding driveway which provides ample off-road parking for at least 2 vehicles.

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 significantly detrimental impact upon the amenity of neighbours;
* Would not have a harmful impact on designated heritage assets;
* Would not result in an increased risk of flooding in the locality.

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**