OFFICER REPORT

Case No: 25/00277/HHFUL **Householder (Full)**

Proposal: **Rear single storey flat roof extension and new flat roof over existing conservatory/sun room.**

Location: **25 Main Street Yaxley Peterborough**

Applicant: **Mr Ashley McMullon**

Grid Ref: **518711 292139**

DESCRIPTION OF SITE AND APPLICATION

25 Main Street is a two-storey semi-detached dwellinghouse located in Yaxley. It lies within the Yaxley Conservation Area and the setting of some Grade ll Listed Buildings.

This application seeks permission for the erection of a single storey flat roof extension as well as the replacement roof over an existing single storey rear projection (to a flat roof).

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;
* 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
LP34: Heritage Assets and their Settings

Huntingdonshire Design Guide Supplementary Planning Document (2017):

* Place Making Principles part 3.7 Building Form

Yaxley Conservation Area Character Statement (July 1995)

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

RELEVANT PLANNING HISTORY

1201681FUL - Erection of outbuilding in rear garden (Refused)

16/01404/HHFUL - Loft conversion with rear dormer and extension to existing conservatory (Permission)

CONSULTATIONS

Yaxley Parish Council support the application.

HDC Conservation Team - No comments to make.

REPRESENTATIONS

None received at the 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

25 Main Street is a two-storey semi-detached dwelling located to the south of Main Street, a large road running through Yaxley which hosts buildings of varying age, scale, design and use. This application relates to works to the rear of the dwelling and involves the replacement of an existing roof to a single storey rear projection (to a flat roof) and the extension of the projection with a further flat roof.
In this case the works are completely limited to the rear and will not be obvious from the streetscene. Given the nature and layout of development in the vicinity, rear extensions are not uncharacteristic.

In terms of impact on heritage assets, the site lies within the Yaxley Conservation Area (the boundary of the CA is to the south and west) and there are some Grade II Listed Buildings in the vicinity. However, the latter would not be viewed in context with the proposals. The application is accompanied b y a Heritage Statement and HDC's Conservation team have been consulted. They had no comments to make on the scheme.

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 sets 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'

Given the design and layout of the proposals and the site and the limited impact on the wider surroundings (as assessed above) the LPA are satisfied that the development is acceptable with regard to its impact on the designated heritage assets.

Overall, the proposal is considered to be acceptable with regard to design and visual amenity and its impacts on the designated heritage assets. It therefore accords with Policies LP11, LP12 and LP34 of Huntingdonshire's Local Plan to 2036, the provisions of the NPPF (2024), and the Planning (Listed Buildings and Conservation Areas Act) 1990 in this regard.

*Residential Amenity

The proposed development has a limited height (3m) to the top of the flat roof but does extend a considerable distance along the common boundary with the attached number 27 Main Street (the gap between the boundary and the development extends at the full depth but the separation is minimal). The LPA have given careful consideration to this matter and any potential impact on the occupants of this property. It should be noted that a written consultation was sent to number 27 and no representations have been received at the time of determination.

It is noted that there appears to be a development of similar arrangement (in relation to the boundary) to number 23 Main Street to the east which extends a much greater depth than is proposed here and so again, is not uncharacteristic of the surroundings. The height is limited to 3m and the extension is east of the site. Therefore, whilst there will be some degree of reduced light to the rear of number 27 in the morning, given the limited scale (in terms of height) this is not likely to be significantly harmful and will not cause severe residential amenity issues in terms of loss of light when considered alongside solar orientation.

There are no windows proposed in the elevation adjacent to the common boundary and those proposed in the eastern boundary given their location and the boundary treatments in place will not cause harm in terms of overlooking and loss of privacy.

Overall, the development therefore accords with Policy LP14 of the 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;
* Is acceptable with regard to its impact on 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 **Kevin Simpson**