HUNTINGDONSHIRE DISTRICT COUNCIL

24/02011/HHFUL

OFFICER REPORT

Case No: **24/02011/HHFUL** **Householder (Full)**

Proposal: **Erection of single storey rear extension.**

Location: **3 Barn Grove Stilton Peterborough**

Applicant: **Mr Mark Sutcliffe**

Grid Ref: **516485 289302**

DESCRIPTION OF SITE AND APPLICATION

The application site at 3 Barn Grove is occupied by a two-storey detached dwellinghouse located within a residential area in Stilton. There are no constraints relative to the site.

This application seeks permission for the erection of a single storey rear extension.

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

Neighbourhood Plan and relevant policies where applicable

Huntingdonshire Design Guide Supplementary Planning Document (2017):

* Place Making Principles parts 3.7 Building Form and 3.8 Building Detailing

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

RELEVANT PLANNING HISTORY

1401379TREE - Felling and removal of 4 ash (consent)

15/00598/HHFUL - Extend first floor dormer window, extend at read ground floor level add conservatory at ground floor level (permission)

CONSULTATIONS

Stilton Parish Council - Recommends approval

Cadent gas LTD - No objection, informative note required

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

* Design and Visual Amenity

The application seeks permission for the erection of a single storey rear extension. Whilst it is acknowledged that the proposal seeks for a large extension, the site benefits from a considerable sized plot and the proposed extension complements the design and layout of the existing dwelling. Comments from Stilton Parish Council support this, as they feel there is sufficient garden to accommodate the proposed rear extension.

The rear extension is split into two sections, with a proposed smaller section consisting of a utility room which is located to the north of the dwelling. This is set back from the rest of the extension and consists of a lean-to roof with a slightly lower maximum ridge height of approximately 3.5 metres. This complements the host dwelling, as the ridge height of the northern section of the dwelling is set down lower than that of the rest of the dwelling. The larger, main extension sits centrally to the rear of the property and is also lean-to, with a higher maximum ridge height of approximately 4 metres which integrates the extension with the host dwelling. The extension is to be integrated further with the use of materials to match those of the existing dwelling, including matching brick detailing and brown UPVC window frames. This therefore respects the character and appearance of the dwelling and has a neutral impact on the wider area.

Overall, taking the above factors into consideration the proposed development is considered to be acceptable with regard to design and visual amenity and would not have a significantly detrimental impact upon the character or appearance of the area. It therefore accords with Policies LP11 and LP12 of Huntingdonshire's Local Plan to 2036 in this regard.

*Residential Amenity

Given the location of the extension to the rear of the dwelling and having regard to the proximity and separation to the adjacent dwellings, it is not considered that there would be any unacceptable material impacts in terms of overbearing or loss of light, nor would there be any issues regarding loss of privacy or overlooking.

Reducing the depth of the first floor window to accommodate the extension will also not cause any unacceptable material impacts in terms of loss of light and would not have a significant impact upon residential amenity.

Additionally, no objections have been received from neighbouring occupants regarding overbearing or overshadowing or that the development would create any unacceptable impacts.

Overall, taking these factors into account 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.

*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:
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