OFFICER REPORT

Case No: 24/01984/HHFUL Householder (Full)

Proposal: Erection of single storey rear extension and front porch to dwelling

Location: 28 Haynes Close Sawtry Huntingdon

Applicant: Mr S Phillips

Grid Ref: 517259 283825

DESCRIPTION OF SITE AND APPLICATION

The application site at 28 Haynes Close is occupied by a two-storey detached dwellinghouse located within a residential area in Sawtry. There are no constraints relative to the site.

This application seeks permission for the erection of a single storey rear extension and front porch to dwelling.

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

Sawtry Neighbourhood Plan (2023)

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

RELEVANT PLANNING HISTORY

None relevant.

CONSULTATIONS

Sawtry Parish Council - Support the application.

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 extension to the rear of the dwelling. The proposed rear extension would measure approximately 7.8 meters in width and 3.8 metres in depth. It is a lean-to extension with 3 rooflights, of which are equally spaced across the width of the roof. The extension measures a maximum height of approximately 3.6 metres with eaves at 2.5 metres. When considering the proposed dimensions to that of the existing dwelling, the extension is minor in scale, and it is therefore considered that the addition would have a neutral impact on the wider area. This is further supported by the integration of the extension within the application site by the proposed use of materials to match existing.

The application also seeks permission for the erection of a front porch to the existing dwelling. The proposed front porch would measure approximately 3.4 metres in width and 2.7 metres in depth. This proposal echoes the style of the existing dwelling, with a pitched roof design measuring a maximum ridge height of 4.2 metres with eaves at 2.3 metres. Considering the proposed dimensions to the existing dwelling, the front porch is also minor in scale, therefore it is considered that the addition would have a neutral impact on the wider area. It must be noted that guidance in Huntingdonshire District Council's (HDC) Design Guide (2017) states extensions to the front of the property should be avoided as building out from the front creates an unbalanced façade and disrupts the line of the street. However, taking the wider context of the street into account, this would not be the case for this application. The proposed front porch is integrated within the street scene, as the layout of the existing and surrounding detached dwellings are not 'flat fronted'. Its integration is also supported by roof and window materials to match existing, with the use of render to match and compliment the front of the dwelling. In terms of design and materials used, this provides a positive contribution to the character and appearance of the area whilst echoing the style of the existing dwelling, so the proposed front porch is considered acceptable in this instance.

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 scale and 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.

Given the scale and location of the front porch and having regard to the proximity to the adjacent buildings, it is not considered that there would be any unacceptable material impacts in terms of loss of privacy or overlooking, nor would there be any overbearing or loss of light impact.

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:
Enquiries about this report to **Josh France**