HUNTINGDONSHIRE DISTRICT COUNCIL

25/00436/HHFUL

OFFICER REPORT

Case No: **25/00436/HHFUL** **Householder (Full)**

Proposal: **Erection of a Single storey side extension**

Location: **13 Westfield Road Sawtry Huntingdon**

Applicant: **L Freeman**

Grid Ref: **516552 283547**

DESCRIPTION OF SITE AND APPLICATION

The application site is occupied by a two-storey detached dwellinghouse located in a well-established residential area of Sawtry. The site is in Flood Zone 1 and there are no Heritage Assets in the vicinity.

The application seeks planning permission for the Erection of a single-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 (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 11: Design Context
LP 12: Design Implementation
LP 14: Amenity

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

24/01069/HHFUL - Erection of a two storey side extension - Permission

CONSULTATIONS

Sawtry Parish Council recommend approval.

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

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).

Westfield Road hosts a variety of single and two-storey detached and semi-detached dwellings. Materials in the surrounding area are mostly brick and tile with cladding, render and hanging tiles. The application site sits on a corner plot on Westfield Road and is of brick and tile construction with hanging tiles on the front elevation.

This application follows a previously approved application for a two-storey side extension. The proposed single-storey side extension would follow the same footprint as the previously approved application, 24/01069/HHFUL and would create additional ground floor living space, study, utility room and a WC and would have a mono-pitched roof design with two rooflights incorporated into the roofslope. Whilst it is acknowledged that the extension would appear visually wide, with a large mono-pitched roof form which differs from the host dwelling, the applicant is following the same footprint as previously approved and on balance, the level of visual harm to the character and appearance of the host dwelling and the surrounding area would not be to a degree that would warrant a refusal of planning permission. Amended plans were received on 1st May which shows the re-installation of a window to the front elevation which would serve a WC. The addition of this window breaks up the large expanse of brickwork to the front elevation.

The proposed materials would be brickwork and concrete roof tiles to match the existing, with UPVC windows and UPVC/Aluminium doors. As a result of its siting, scale and design, the proposal is considered to be acceptable and would not have a detrimental impact on 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.

The proposed single-storey side extension would be a subservient addition to the host dwelling. There would be no additional impact to neighbouring sites given the distance to the front and rear boundaries.
There rear elevation of the extension would be set back slightly and faces the rear garden and the side elevation of No13 Westfield Road, which has no windows in its south-west elevation. There are no windows proposed that would offer views to windows serving habitable rooms or private amenity space. Therefore, it is not considered that there would be any detrimental impact to neighbouring sites with regard to overbearing impact, overlooking, loss of light or loss of privacy.

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.

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;

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**