OFFICER REPORT

Case No: 25/01001/HHFUL Householder (Full)

Proposal: Proposed ground floor rear extension

Location: 25 New Road Offord Cluny St Neots

Applicant: Mr & Mrs Wijiman

Grid Ref: 522077 266953

DESCRIPTION OF SITE AND APPLICATION

The dwelling is a two storey semi-detached brick house within a residential area of Offord Cluny.

The site is situated in flood zone 1 and there are no designated heritage assets in the vicinity.

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

The application is for a ground floor rear extension.

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 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

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

PLANNING HISTORY

None

CONSULTATIONS

Offord Cluny & Offord D'Arcy Parish Council is neither for nor against the proposals.

REPRESENTATIONS

No objections received at 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

Policies LP11 and LP12 of the Huntingdonshire Local Plan to 2036 state that developments should respond positively to their context, draw inspiration from the key characteristics of its surroundings and contribute positively to the area's character and identity.

The proposal is for a ground floor rear extension. It is an infill extension between the main dwelling and the detached single garage, allowing the ground floor of the property to be reconfigured to provide a new kitchen. In addition, the depth of the garage will be increased at the rear and a further space will be added to the rear of the garage to provide a utility area leading off from the kitchen. The materials are to match the existing main dwelling, with a flat roof, helping the addition to blend in with the existing property. Bi-fold doors will be added to the west facing elevation of the new kitchen leading out to the rear garden. The extension is to the rear of the property and therefore will be of limited visibility from the public highway.

Therefore, it is considered that the scale, bulk and design of the development complements the host building and would not harm the general character of the area. The proposal, therefore, accords with LP11 and LP12 of Huntingdonshire's Local Plan to 2036 (2019) in this regard.

*Residential Amenity

Policy LP14 of the Local Plan to 2036 states 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.

The proposed rear extension is to be approximately 3 metres in height, with the majority forming an infill extension. The additional depth of the garage and the utility area will extend the existing garage by just over 2.6 metres and is adjacent to the adjoining garage of the neighbouring property to the east. The increased depth of the garage and utility area will impact a small area of the neighbouring garden to the east. However, due to the height and position of the proposed extension it is considered that the proposal will not result in any significant detrimental impact on the residential amenity of neighbouring properties to warrant a refusal of the application.
Therefore, the development is considered acceptable in terms of overshadowing, overlooking, loss of privacy, loss of light and would not have a significant impact upon residential amenity. The proposal, therefore, accords with LP14 of Huntingdonshire's Local Plan to 2036 (2019) 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 **Olivia Manton**