OFFICER REPORT

Case No: 25/01039/HHFUL Householder (Full)

Proposal: Single storey rear extension

Location: 71 The Highway Great Staughton St Neots

Applicant: Mr Sabine

Grid Ref: 513078 264602

DESCRIPTION OF SITE AND APPLICATION

The property is a relatively newly built detached brick dwelling with integrated garage, located within a residential area of Great Staughton and adjacent to the Great Staughton Conservation Area. Whilst the property faces onto The Highway, the front elevation is to the side, facing a small access lane. Listed Buildings are to the north-east and north-west of the property.

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

The application is for a single storey 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
LP34: Heritage Assets and their Settings

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

0602873OUT – Erection of a dwelling – permission granted 16.11.2006
0701531FUL – Erection of a dwelling – permission granted 18.07.2007

CONSULTATIONS

Great Staughton Parish Council – no response received at time of determination.

HDC Conservation Team – no comment – it is noted that the proposed development is a rear extension to a domestic property outside of the Conservation Area.

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 and Impact on Heritage Assets
- Residential amenity

*Design and Visual Amenity and Impact on Heritage Assets

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.

Policy LP34 states that a proposal within, affecting the setting of, or affecting views into or out of, a conservation area should preserve, and wherever possible enhance, features that contribute positively to the area’s character, appearance and setting as set out in character statements or other applicable documents.

The application site is adjacent to the Great Staughton Conservation Area.

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.

Para. 212 of the NPPF set 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…’

Local Plan policy LP34 aligns with the statutory provisions and NPPF advice.

The Council will consider the significance of a designated heritage asset and where there is less than substantial harm, this will be weighed against the public benefits of the proposal. Where there

is deemed to be substantial harm, then the proposal would need to achieve substantial public benefits to outweigh that harm.

The proposed work is for a single storey rear extension to the eastern elevation, providing an open plan kitchen/dining/family area. It is to be constructed of matching materials, helping the addition to blend in with the existing main dwelling. It will have a monopitch roof with two flat skylights providing additional light and ventilation to the area. Bi-fold doors will open out from both side elevations to the garden. Due to the orientation of the property, there will be a view of the extension from the adjacent conservation area. However, as the dwelling is a modern property and the extension is to be built of matching materials, it is considered that the extension will not have a significantly detrimental impact upon the local character and significance of the Conservation Area to warrant a refusal of the application.

The HDC Conservation Team has been consulted on the proposal and has no comment to make on the application, noting that the proposed development is a rear extension to a domestic property outside of the Conservation Area. As such it is considered that the proposed development will not harm the character of the local area or impact the adjacent Conservation Area.

Therefore, overall, it is considered that the scale, bulk and design of the development compliment the host building. Officers have given special attention to the desirability of preserving or enhancing the character or appearance of the adjacent Great Staughton Conservation Area. It is considered that harm will not be caused to the designated heritage asset because the development would have a neutral effect. The proposal, therefore, accords with LP11, LP12 and LP34 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 single storey rear extension is 9.7 metres wide, 4.3 metres deep and 2.1 metres to the eaves, increasing to 3.5 metres to the ridge. The rear extension will cover an existing patio area, with the bi-fold doors to both the north and south facing side elevations out to the grassed area of garden to the north and gravelled area to the south. Whilst it is noted that an area of amenity space will be taken up by the extension, it is considered that sufficient private amenity space is retained within the plot as a whole.

The property is separated from neighbouring dwellings by driveways to both the east, west and south. As such it is considered that the proposed extension 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 designated heritage asset;
* 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**