HUNTINGDONSHIRE DISTRICT COUNCIL

25/00370/HHFUL

OFFICER REPORT

Case No: **25/00370/HHFUL** **Householder (Full)**

Proposal: **Erection of a two storey and single storey rear extension**

Location: **91 Ermine Street Little Stukeley Huntingdon**

Applicant: **Mrs s Sadie**

Grid Ref: **520644 275676**

DESCRIPTION OF SITE AND APPLICATION

The dwelling is a two storey detached render house, located within a residential area of Little Stukeley. Officers have scrutinised the plans and have familiarised themselves with the site and surrounding area.

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

The application is described as a two storey and single storey rear extension to the rear. The extension projects out on an existing two storey rear projection by 3.1m's and infills the gap at the rear with a two storey element and single storey element with a 5.89m extension.

NATIONAL GUIDANCE

The National Planning Policy Framework (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.

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
LP17: Parking Provision and Vehicle Movement

Huntingdonshire Design Guide Supplementary Planning Document (2017):
* Place Making Principles - Parts 3.5 Parking and Servicing and 3.7 Building Form

The Stukeleys Neighbourhood Plan 2022-2036 (July 2023)
* Policy 1 - Built up area
*Natural and Built Environment

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

PLANNING HISTORY

0601239PDE for Siting of caravan in garden,
WDN dated 09.01.2007

CONSULTATIONS

Stukeley Parish Council supports the application.

REPRESENTATIONS

No objections received at time of determination.

ASSESSMENT

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.

Policy 1 of the Stukeleys Neighbourhood Plan (NP) states planning applications will be expected to demonstrate how they have taken into account the existing built form, layout and structure of the surrounding area; the contribution of spaces between buildings; and the design and visual appearance of nearby buildings in the surrounding area.

The proposal is for a two storey and single storey rear extension to provide additional kitchen space, utility space, bedroom, en-suite and walk-in wardrobe. It is to be constructed of materials to match the existing main dwelling, helping the addition to blend in with the original property. The proposal has been amended to have a pitched roof rather than flat roof to be sympathetic to the host dwelling. The infill extension element is subservient whilst the two storey extension to the existing two storey projection matches the existing two storey height to be in keeping with the property. In addition, due to the location of the proposed extension there will be no visibility from the public realm.

Therefore, overall, 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 Policy 1 of the Stukeleys Neighbourhood Plan and 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.

It is noted that the property has a generous rear garden and that there are no properties to the rear to be affected by the proposal. There are no new side elevation windows facing the neighbouring property with the only side elevation windows proposed facing the North towards no neighbouring dwellings. Therefore, it is felt that the proposal does not cause any significant harm to neighbouring amenity.

In regard to overshadowing and outlook to the neighbouring adjoining property, the proposal will clip the 45 degree angle from the neighbouring property with the single storey element only (as shown on the proposed site plan). This is set in from the boundary by 2.5m and although some loss of outlook and overshadowing will occur this is limited to single storey and is not felt to be to a degree to warrant the applications refusal. There have been no objections from the neighbouring properties.

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.

CONTACT OFFICER:

Enquiries about this report to **Hannah Hodges**