OFFICER REPORT

Case No: 25/00127/HHFUL Householder (Full)

Proposal: Erection of front and side single storey extension, single storey ground floor rear extension and internal works

Location: 6 Harland Road St Neots PE19 1HB

Applicant: Lydia and Glen McLellan

Grid Ref: 518608 260838

DESCRIPTION OF SITE AND APPLICATION

The property is a semi-detached two storey brick house located in a residential area of St Neots.

The site is situated within flood zone 2 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 the erection of a front and side single storey extension, single storey ground floor rear extension and internal works.

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)
LP5: Flood Risk
LP11: Design Context
LP12: Design Implementation
LP14: Amenity

Huntingdonshire Design Guide Supplementary Planning Document (2017):
* Place Making Principles - Part 3.7 Building Form

St Neots Neighbourhood Plan 2014-2029 (2016)
* Policy A3 – Design

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

PLANNING HISTORY

8200300FUL – Extension – permission granted 13.04.1982

CONSULTATIONS

St Neots Town Council recommends approval. It is considered that the proposal will have a minimal impact on neighbours and fits in with the local street scene.

REPRESENTATIONS

One comment has been received from the adjoining neighbour, with comments summarised below:
- No problem with the proposed extensions.
- Concern with where their soak aways are going as not on the plans and they would not want their front and back gardens to be impacted.

Officer comment – The position of soak aways are not a planning matter. Neighbours should speak directly to the applicants to confirm the matter.

SUMMARY OF ISSUES

The main issues to consider in the determination of this application are:
- Design and Visual Amenity
- Residential amenity
- Flood Risk

*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 the erection of a front and side single storey extension, single storey ground floor rear extension and internal works. The front extension provides a front porch, adjoining a side extension providing a ground floor bedroom with ensuite with a flat roof. The rear extension is for a family room with bi-fold doors and a monopitch roof.

Materials are to match the existing main dwelling, helping the additions to blend in with the original property.

It is noted that the front porch extends forward of the front building line, however as the property is set within a corner plot with a generous garden area to the front of the property, and the porch is small in scale, this is considered acceptable.

Therefore, overall, it is considered that the scale, bulk and design of the development complement 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) and Policy A3 of the St Neots Neighbourhood Plan 2014-2029 (2016) 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.

Due to the location and height of the proposed extensions, it is considered that there will be no significant detrimental impact upon the residential amenity of neighbouring properties.
The rear extension replaces an existing conservatory and extends from the rear elevation by an additional 1.2 metres, with an overall depth of 3.8 metres. It is noted that Permitted Development Rights, where planning permission is not required allows for a single storey rear extension of 6 metres in depth with neighbour consultation. In this instance there are no neighbour objections to the proposals. The height of the rear extension is 2.1 metres to the eaves, increasing to 3.5 metres to the ridge. It is considered that the monopitch roof design will help to mitigate the impact of the projection on the neighbouring adjoining property to the south (no. 17 Beech Grove). In addition, the proposal accords with the 45 degree rule as set out within the Huntingdonshire Design Guide Supplementary Planning Document (2017), which assesses the impact of overshadowing of a proposed extension.

Therefore, overall, 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.

*Flood Risk

National guidance and Policy LP5 of the Local Plan to 2036 seek to steer new developments to areas at lowest risk of flooding and advises this should be done through application of the Sequential Test, and if appropriate the Exceptions Test (as set out in paragraphs 165-175 of the NPPF (2023)).

The land that the application site forms part of is liable to flood. The proposed development is considered 'minor development' and therefore is not subject to the Sequential or Exception Tests as detailed in the NPPF. The application should however still meet the requirements for site specific flood risk assessments. The application includes the Environment Agency's flood risk assessment matrix, the measures proposed in the matrix are considered appropriate and reasonable for the scale of development proposed and can be secured by condition. As such, the development is considered compliant with LP5 of Huntingdonshire's Local Plan to 2036 and the NPPF 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;
*Would not adversely affect flood risk in the locality.

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**