HUNTINGDONSHIRE DISTRICT COUNCIL

25/00574/HHFUL

OFFICER REPORT

Case No: **25/00574/HHFUL** **Householder (Full)**

Proposal: **Erection of two and part single storey extension to the side of the property.**

Location: **15 California Road St Ives PE27 6SJ**

Applicant: **Mr Attif Rabani**

Grid Ref: **530205 272618**

DESCRIPTION OF SITE AND APPLICATION

The application site at 15 California Road is occupied by a two-storey detached dwellinghouse located in a residential area within St Ives. The site is in Flood Zone 1 of the Environment Agency's Flood Map for Planning and there are no constraints relative to the site.

This application seeks permission for the erection of a two and part single storey extension to the side of the property.

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

During the lifetime of the application, the application description has been revised to correctly reflect the scale of the extension as primarily two-storey with a part single element, as opposed to the previous description which stated a two and a half storey extension. On the balance of fairness, further consultation on this matter was not considered to be necessary.

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, beautiful and 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
LP17: Parking Provision and Vehicle Movement

Neighbourhood Plan and relevant policies where applicable

Huntingdonshire Design Guide Supplementary Planning Document (2017):

* Place Making Principles parts 3.7 Building Form and 3.8 Building Detailing

Huntingdonshire Landscape and Townscape Supplementary Planning Document (2022)

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

RELEVANT PLANNING HISTORY

None relevant.

CONSULTATIONS

St Ives Town Council - Supports the application.

REPRESENTATIONS

11 California Road, St Ives - Objection, makes comments which are summarised below:

o Objecting due to there already being a huge eye sore of a building in the back of the garden which I think should have planning permission, but never received any communication to say so
o Parking from that house is already ridiculous and the bigger the house I'm sure will have more people and more cars
o Already unsafe down the road for children, and there will be even more noise and disruption

Officer Comments: Officers note the comments regarding parking and highway safety, of which will be addressed in subsequent sections of this report. When considering the comment regarding the building to the rear of the property, Schedule 2 - Part 1 - Class E of The Town and Country Planning (General Permitted Development) (England) Order 2015 (As Amended) permits the provision of any building or enclosure for the purpose incidental to the enjoyment of the dwellinghouse, providing the building meets certain criteria. However, it must be noted that this application does not involve the existing building to the rear of the property, with the assessment only concerning the proposed side extension, and as such does not impact the current application.

SUMMARY OF ISSUES

The main issues to consider in the determination of this application are:

o Design and Visual Amenity
o Residential Amenity
o Parking Provision and Highway Safety

*Design and Visual Amenity

The application site at 15 California Road is occupied by a two-storey detached dwellinghouse located within a residential area in St Ives. The application seeks permission for the erection of a

two-storey extension to the side of the dwelling with a part single storey element. When considering the form of the proposed side extension to the existing dwelling, the proposal acts subservient to the dwelling, with its maximum ridge height set down lower than that of the host dwelling, alongside being set back slightly from the front elevation. The side extension replaces the existing garage, extending 9.7 metres in length and 2.3 metres in width. The two-storey extension consists of a pitched roof to match existing, with a maximum ridge height of approximately 6.9 metres with eaves at 5 metres. The extension will be set 0.75m in from the side boundary with No.17, this is key to ensure some visual separation remains between this and the neighbouring property and to prevent a terracing affect resulting, whereby the existing detached properties appear as a terraced properties due to the extensions added between them. The extension is to be integrated within the application site with the proposed use of materials which match existing, and is considered acceptable with regards to design, with no impact upon the character or appearance of the street scene.

The part single storey element is to the front of the proposed side extension, mimicking the design of the host dwelling, which contains an existing flat roofed front extension. This measures 2.8 metres in height and is considered acceptable with regards to its design and appearance within the application site. As previously mentioned, the proposed extension is set back from the primary frontage of the dwelling, so would therefore not have a significantly detrimental impact upon the appearance of the dwelling within the wider street scene.

Overall, taking the above factors into consideration the proposed development is considered to be acceptable with regard to design and visual amenity and would not have a significantly detrimental impact upon the character or appearance of the area. It therefore accords with Policies LP11 and LP12 of Huntingdonshire's Local Plan to 2036 in this regard.

*Residential Amenity

Given the scale and location of the extension to the side of the dwelling and having regard to the proximity and separation to the adjacent dwellings, it is not considered that there would be any unacceptable material impacts in terms of overbearing or loss of light, nor would there be any issues regarding loss of privacy or overlooking.

A condition will be applied to ensure that the proposed new window on the first-floor rear elevation which serves an ensuite is to be obscure glazed, in order to promote a high standard of residential amenity for users.

Overall, taking these factors into account 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 HDC's Local Plan to 2036 in this regard.

*Parking Provision and Highway Safety

It is noted that the loss of the single garage will result in the loss of a parking space for the application site. However, officers have undertaken a site visit and from this, note that the driveway has adequate space for up to 3 vehicles and the safe manoeuvring off of the drive. When considering the size of the dwelling with the extension, the number of bedrooms increases from 3 to 4. Noting this increase in size, alongside taking into account other dwellings in the vicinity and associated parking, the amount of off-road parking for the application site is considered acceptable for the scale of the dwelling and is also consistent with the surrounding area.

Taking into account concerns from the occupiers of 11 California Road, Officers highlight that having undertaken a site visit, there are a number of properties along California Road which utilise the road space to park vehicles outside of their properties. With this, there is still sufficient space to access properties along California Road, and the streetscape is not dominated by on-street

parking. Additionally, the 20mph speed limit along California Road helps to promote improved highway safety, mitigating against any road safety issues caused by on-street parking.

Therefore, the removal of the existing garage and the proposed extension is acceptable with regards to parking provision and highway safety, in line with Policy LP17 of Huntingdonshire's Local Plan to 2036.

*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;
* Is acceptable with regard to parking provision and highway safety.

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 **Josh France**