HUNTINGDONSHIRE DISTRICT COUNCIL

25/00012/HHFUL

OFFICER REPORT

Case No: **25/00012/HHFUL** **Householder (Full)**

Proposal: **Ground floor front extension with a pitched roof & first floor side extension**

Location: **13 Fairfields Crescent St Ives PE27 5QH**

Applicant: **Mrs Amie Hoskins**

Grid Ref: **531713 271750**

DESCRIPTION OF SITE AND APPLICATION

The site is located on the north side of Fairfields Crescent in a residential area of St Ives, facing onto a small green area and accommodates a semi-detached, two-storey dwelling of brick and tile, with some horizontal weatherboarding on the upper building frontage.. It is accessed off the highway with hardstanding to the front of the property for parking. There is a gap between the side wall of the existing garage attached to the house and the side boundary shared with No. 11. The front boundary is open with a parking area behind and a small landscaped border.

To the south the site borders the highway, to the east and west there are neighbouring dwellings which are also two-storey. To the north the site borders neighbouring gardens, which back onto the application property.

This application seeks permission for the erection of a ground floor front extension with a pitched roof & first floor side extension. The front extension would extend the existing living room wall to line up with the existing flat roof projection containing the porch and front part of the garage. This projection measures 1.2m and the whole of the existing and proposed projection will be fitted with a lean-to monopitched roof instead of the existing flat roof.

The first-floor side extension will project 3.5m beyond the side wall of the existing house up to the side boundary shared with No. 11 Fairfields Crescent. This part of the extension would incorporate a dual pitch roof, and would be the same height as the existing dwelling at both the eaves level and ridge level respectively. The extension would accommodate a dining room in place of the garage and a pantry plus an enlarged living room and new entrance door on the ground floor and an additional bedroom and wc on the first floor. A covered entry would be provided below the first floor extension to retain access to the rear garden. It would be constructed of brick, and tiles to match the existing.

NATIONAL GUIDANCE

The National Planning Policy Framework (December 2024) sets out the three objectives - economic, social, and environmental - of the planning system to contribute to the achievement of sustainable development. It further states so that sustainable development is pursued in a positive way, at the heart of the Framework is a presumption in favour of sustainable development.

The NPPF also sets out the Government's planning policies for (amongst other things):
* Making effective use of land
* Achieving well-designed, beautiful, and safe places;

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)
LP 11 Design Context
LP 12 Design Implementation
LP 14 Amenity
LP 17 Parking Provision and Vehicle Movement

Supplementary Planning Documents (SPD) and Guidance:

Huntingdonshire Design Guide Supplementary Planning Document (2017):
Place Making Principles - Parts 3.7 Building Form and 3.8 Building Detailing

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

RELEVANT PLANNING HISTORY

21/02077/HHFUL - Single-Storey Rear Extension - Approved 2021

21/01397/EXTDET - Proposed Rear Extension (extends beyond the rear wall by 3.8m, max height 2.56m, height at eaves 2.21 - Approved 2021

CONSULTATIONS

St Ives Town Council - Objection - The front projection up to the boundary with no.15, together with the 2 storey addition up to the boundary with No.11, will be imposing on the neighbouring properties, and unacceptably impact on the amenity of the neighbouring properties due to loss of light and sunshine.

REPRESENTATIONS

2 letters of representation have been received making the following points:

- The extension will reduce light in my garden
- Development will come right up to my border

SUMMARY OF ISSUES

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

- Design and Visual Amenity
- Residential Amenity
- Parking provision and highway safety

*Design and Visual Amenity

Policies LP11 and LP12 of the Huntingdonshire Local Plan state, amongst other matters, that proposals will be supported where it is demonstrated that it responds positively to its context and has drawn inspiration from the key characteristics of its surroundings, including natural, historic and built environment, contributes positively to the character and identity of the area and

successfully integrates with adjoining buildings, the routes and spaces between buildings, topography and landscape. The NPPF at Section 12 refers to design.

The proposal comprises two parts - a front projection completing the front elevation projection with a new mono-pitched roof across the whole frontage and the erection of a first floor side extension to above the existing garage and projecting up to the side boundary.

Turning to the first element, the Huntingdonshire Design Guide does provide advice on front extensions - where it advises that extensions to the front of houses should be avoided as they could compromise the visual cohesion of a building's facade. However there are other examples in the street of mono-pitched roof being constructed above the prevailing flat roof designs found on most houses, although this example over covers approximately two thirds of the property frontage. However the visual change and harm on balance is not considered to be limited and would not warrant a planning refusal.

The first floor side extension to the property repeats the form and design of the main roof slope and is thus considered to be acceptable, particularly as it mirrors other similar side extensions above garages in the vicinity of the site.

As such, the proposal responds positively to its context or constraints, thereby being in accordance with policies LP11 and LP12 of the Huntingdonshire Local Plan. The proposal therefore complies with Policies LP11 and LP12 of the Huntingdonshire Local Plan.

*Residential Amenity

Policy LP14 of the Local Plan states that 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 proposal comprises two parts - a front projection completing the front elevation projection with a new mono-pitched roof across the whole frontage and the erection of a first floor side extension to above the existing garage and projecting up to the side boundary.

The side wall of the single-storey front extension will be positioned on the shared boundary with No. 15 Fairfields Crescent, and will project a further 1.2m forward of the front wall of this property. There is a living room window whose centre line is 1.8m from this boundary. The proposed front extension is not considered to cause any significant loss of light or outlook to this window.

The first floor side extension projects up to the shared side boundary with No. 11 Fairfields Crescent. There is a single storey garage close to this boundary that intervenes with the rest of this dwelling, and no windows in the side elevation apart from a first floor landing window. Concern has been expressed about loss of light to the rear garden, but the proposed extension is broadly in line with existing built form and does not project significantly to the rear. Therefore this impact will not be significant.

By reason of siting, scale, design and massing, the development would not result in harm to the occupiers of any neighbouring dwellings and is therefore in accordance with Policy LP14 of the Huntingdonshire Local Plan.

*Highway safety and parking provision

The proposal comprises the erection of an extension which would include 1 no. additional bedrooms. There is adequate parking and turning to the front of the building to serve the enlarged dwelling. As such, the development is considered to accord with Policy LP17 of the Huntingdonshire Local Plan

*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 have a harmful impact on highway safety;

CONTACT OFFICER:
Enquiries about this report to **Nigel Reeves**