OFFICER REPORT

Case No: 25/00545/HHFUL **Householder (Full)**

Proposal: **Single storey side extension, incorporating garage, with pitched roof and rooflights. Single storey rear extension and roof lantern. Externally insulate existing dwelling and rendered finish.**

Location: **40 Tunkers Lane Bury Huntingdon**

Applicant: **Mr Gavin Cook**

Grid Ref: **527912 283546**

DESCRIPTION OF SITE AND APPLICATION

The site comprises of a detached bungalow located on Tunkers Lane in Bury. There are no constraints relevant to the site.

The application seeks planning permission for a single storey side extension, incorporating garage, with pitched roof and rooflights. Single storey rear extension and roof lantern and insulation of existing dwelling and rendered finish.

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

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;
* achieving well-designed places;
* conserving and enhancing the natural environment;
* conserving and enhancing the historic environment.

Planning Practice Guidance and the National Design Guide 2019 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

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

RELEVANT PLANNING HISTORY

90/00071/FUL - Alterations and additions to dwelling – Permission

93/00270/FUL – Extension to dwelling - Permission

CONSULTATIONS

Bury Parish Council were consulted; however, no comments were received at the time of determination.

REPRESENTATIONS

None received at the time of determination.

SUMMARY OF ISSUES

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

Design and Visual Amenity

Policy LP 11 of the adopted Local Plan to 2036 states that a proposal 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 and has regard for the guidance contained within the Design SPD (2017).

Tunkers lane hosts a number of single-storey and two-storey detached and semi-detached dwellings. Materials include brick and tiles, with examples of render and cladding in the immediate vicinity. The application site, No40 Tunkers Lane, is a detached bungalow of brick construction with use of white render and an area of wooden cladding and an attached garage to the east. The site is set back from the highway and has a grassed front garden area with a hardstanding driveway.

The application seeks permission for a single-storey side extension which would incorporate the existing garage with a pitched roof and rooflights, a single storey rear extension and roof lantern and externally insulate the existing dwelling with a rendered finish.

The single-storey side extension would create two additional bedrooms and an en-suite, along with garage/storage space and would measure approx. 7.5 metres in width and 9.3 metres in depth. The extension would have a hipped roof with a small clipped gable to the front elevation. Three rooflights would be inserted into the eastern roof slope which would provide natural light into the garage/store area. The height of the proposed side extension would not exceed the height of the existing dwelling.

The single storey rear extension would attach to an existing rear projection to create a larger open-plan living, kitchen and dining space. It would have a flat roof design with a roof lantern. Bi-fold doors would be added to the rear elevation and two windows in the eastern side elevation which would all face the garden area of the site.

The proposal also includes external insulation and the dwelling to be rendered in off white render. Given the existing materials of the dwelling includes mostly off-white render with red brick detailing and small areas of cladding, the rendering of the dwelling would be considered acceptable. Other proposed materials would be red brickwork below DPC, concrete plain grey/brown rooftiles to closely match the existing, single ply membrane flat roof to the rear, white UPVC windows with black/grey roof lantern and rooflights to tie in with the rooftiles and black doors with black aluminium bi-fold doors. The proposals and materials would be considered acceptable given the existing material palette and would not have a negative impact upon the character and appearance of the host dwelling or the surrounding area.

The proposal by virtue of its siting, scale, size and design would not cause any detrimental impact to the character and appearance of the host dwelling or the surrounding area.

Overall, it is considered the proposed development is acceptable with regard to design and visual amenity and therefore accords with Policies LP11 and LP12 of Huntingdonshire's Local Plan to 2036.

Residential Amenity

Policy LP14 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 in terms of light, outlook, privacy and noise.

In terms of neighbouring amenity, No38 Tunkers Lane is positioned further back in its plot with good separation distances. The proposals are single storey with no windows proposed offering views to windows serving habitable rooms or private amenity space. Due to the positioning of the sites and the separation distance, the proposals would not have a significant detrimental impact on this neighbouring site.

To the west is No40 Tunkers Lane. This site would not be impacted by the proposals given that they would be sited to the east of the application site and the rear extension would be single-storey and not project further out than the existing rear projection on site.

Overall, 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 Huntingdonshire's Local Plan to 2036 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 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 **Robyn Kerrigan**