OFFICER REPORT

Case No: **25/00351/HHFUL** **Householder (Full)**

Proposal: **Two storey side extension, following demolition of existing single storey extension**

Location: **13 Pound Close Hail Weston St Neots**

Applicant: **Dan & Zoe Allcock**

Grid Ref: **516710 262056**

DESCRIPTION OF SITE AND APPLICATION

This application relates to 13 Pound Close, a two-storey semi-detached dwelling in Hail Weston. The site sits within flood zone 1 and there are no designated heritage assets in the immediate vicinity and no other relevant constraints.

The proposal seeks to erect a two-storey side extension in materials to match that of the existing dwelling.

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) paragraph 8 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 also sets out the Government's planning policies for (amongst other things):
* Making effective use of land
* Achieving well-designed, beautiful, and safe places;
* Conserving and enhancing the natural 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)

LP 11 Design Context
LP 12 Design Implementation
LP 14 Amenity
LP31 Trees, Woodland, Hedges and Hedgerows

Supplementary Planning Documents (SPD) and Guidance:

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

Huntingdonshire Landscape and Townscape SPD (2022)

Huntingdonshire Strategic Flood Risk Assessment (2024)

The National Design Guide (2021)

C1 - Understand and relate well to the site, its local and wider context
C2- Value heritage, local history and culture
I1 - Respond to existing local character and identity
I2 - Well-designed, high quality and attractive
I3 - Create character and identity

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

PLANNING HISTORY

No relevant planning history.

CONSULTATIONS

Hail Weston Parish Council - no objection.

HDC Arboricultural Officer was consulted and raises no objections subject to a tree protection plan.

REPRESENTATIONS

No representations have been 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
- Impact on trees

*Design and Visual Amenity

Policy LP11 of the Local Plan states that a proposal will be supported where it is demonstrated that it responds positively to its context. Policy LP12 states that new development will be expected to be well designed and that a proposal will be supported where it can be demonstrated that it contributes positively to the area's character and identity and successfully integrates with adjoining buildings and landscape. This is also reflected in the Huntingdonshire Design Guide SPD and Section 12 of the National Planning Policy Framework (2024).

This application seeks to erect a two-storey side extension in place on an existing flat roof single storey outbuilding. The proposed extension is considered to be a subservient addition to the existing dwellinghouse with a reduced width and slightly lower ridge height than the existing. The proposal would be of a gable roof design that would match the existing dwelling. Furthermore, the

proposed finishing materials are considered to be acceptable as they would match those used in the construction of the existing property.

The nature, scale and design of the development does not raise any significant concerns with regards to visual amenity and is in keeping and appropriate to the character and appearance of the area.

Therefore, it is considered to be acceptable with regard to design and visual amenity and accords with Policies LP11 and LP12 Huntingdonshire's Local Plan to 2036 and Huntingdonshire Landscape and Townscape Supplementary Planning Document 2022, in this regard.

*Impact on 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.

The site benefits from a large corner plot on the edge of Hail Weston, to the side in part is the neighbours garden and in part the recreation ground with open fields beyond. The orientation, scale and fenestration of the proposed development is considered unlikely to cause significant impact on neighbour amenity and no objections have been received from neighbouring occupiers.

Therefore, the development is considered acceptable in terms of neighbour amenity and would not have a significant detrimental impact upon it. The proposal is therefore considered to be in accordance with Policy LP14 of the Local Plan to 2036 and paragraph 135 of the NPPF (2024).

*Impact on Trees

Policy LP31 of the Huntingdonshire Local Plan to 2036 requires proposals to demonstrate that the potential for adverse impacts on trees, woodland, hedges and hedgerows has been investigated and that a proposal will only be supported where it seeks to conserve and enhance any existing tree, woodland, hedge or hedgerow of value that would be affected by the proposed development.

The application site is a well-maintained garden predominately laid to lawn. To the east of the site are two large trees which are not in a conservation area and not protected by order but do provide some amenity value.

HDC Arboricultural officer has been informally consulted and raises no objections to the proposal subject to a tree protection plan to be submitted; to protect the tree roots from the adjacent garden from construction works and storage of material.

Officers have considered the arboricultural officers' comments and have assessed the accompanying documentation. Due to the scale and location of the proposal it is not considered the trees and hedges on or adjacent to the site would be adversely impacted, subject to a pre-commencement condition to secure tree protection measures to be submitted and agreed by the local planning authority and in place before commencement and for the duration of the development. Officers have dicussed this condition with the agent who agrees to the condition being imposed.

Overall, subject to condition, the development is considered acceptable in terms of impact on the current trees on site and therefore accords with Policy LP31 of Huntingdonshire's Local Plan to 2036 in this regard.

CONCLUSION

Given the above, the proposed development is considered to be compliant with relevant national and local planning policies, in that 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; and
* Would not have a harmful impact upon trees or hedges on or adjacent to the site.

Taking the above matters into consideration, 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 **Jennifer Wallis**