OFFICER REPORT

Case No: 25/01011/HHFUL Householder (Full)

Proposal: Erection of single storey side extension to dwelling.

Location: 8 Florida Avenue Hartford Huntingdon

Applicant: Mr Warren Du Toit

Grid Ref: 525087 273646

DESCRIPTION OF SITE AND APPLICATION

The site comprises of a two-storey detached dwellinghouse located in a well-established residential area in Hartford. There are no constraints relevant to the site.

The application seeks planning permission for the erection of a single-storey side extension to 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) 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
LP 31: Trees, Woodland, Hedges and Hedgerows

Huntingdonshire Design Guide Supplementary Planning Document (2017):

* Place Making Principles - Part 3.7 Building Form

Huntingdon Neighbourhood Plan 2018-2026 (September 2019)

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

RELEVANT PLANNING HISTORY

1301078FUL - Proposed double garage with new driveway, two storey extension to side of dwelling with new patio - Permission

CONSULTATIONS

Huntingdon Town Council make no comment.

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
- Trees

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).

The application site is a two-storey detached dwellinghouse of brick and tile construction located on Florida Avenue in Hartford. The site benefits from a two-storey side extension and a detached double garage to the east of the site. To the front of the site there is a grassed area with a hardstanding driveway and the detached double garage also has off-road parking to the front.

The application proposes a single-storey side extension to create a home office to the front, and a hobby room to the rear. The proposed extension would have a pitched roof design, with a rooflight in the northern roof slope, with an eaves height of approx. 2.5 metres and overall ridge height of 4.965 metres. The extension would protrude forwards of the existing dwelling by approx. 1.350 metres from the front elevation and 1.350 metres from the rear. There would be a door and a window to the front elevation, two windows to the eastern side elevation and doors to the rear elevation. The proposed materials would be brickwork, concrete interlocking rooftiles and white UPVC windows and doors all to match the existing host dwelling.

The proposal by virtue of its siting, scale, size, design and materials would be in keeping with the character and appearance of the host dwelling and 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.

With regards to residential amenity, the proposed single-storey side extension would sit to the east of the site, with no direct neighbours to the north, east and south. Therefore, given the single-storey nature of the proposal, its siting, and distance from any neighbouring site, it is not considered that the proposal would cause any detrimental impact to neighbouring amenity.

Overall, the scale and design of the proposed outbuilding would not result in any adverse impacts in terms of overlooking, loss of light, overbearing impact, or loss of privacy.

The development is therefore considered acceptable 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.

Trees

There are a number of trees and hedges situated along the western boundary of the site, on Sapley Road. These trees are located outside the application site and are not protected by a Tree Preservation Order (TPO), nor is the site located within a Conservation Area.

The trees appear to be set within a shallow surface water ditch, meaning their bases lie at a lower level than the application site. The applicant has confirmed that careful consideration has been given to the construction process to ensure the protection of these trees. This includes limiting the extent of the construction zone, appropriate placement and storage of materials, and the fencing off of garden areas forming part of the working area.

Given the trees' offset position, the level change between the ditch and the application site, and the measures outlined by the agent, it is not considered that the proposal would result in any harm to the health or longevity of these trees. It is also noted that other developments along the same boundary have previously been approved without the need for specific tree protection measures.

As such, no tree mitigation measures are considered necessary in this instance, and the proposal is deemed to comply with Policy LP31 of the Huntingdonshire Local Plan to 2036 (2019) 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**