OFFICER REPORT

Case No: 24/02384/HHFUL Householder (Full)

Proposal: Erection of single story rear extension

Location: 7 Royce Close Yaxley Peterborough

Applicant: Ms Louise Stone

Grid Ref: 518261 292844

DESCRIPTION OF SITE AND APPLICATION

The application site at 7 Royce Close is occupied by a two-storey detached dwellinghouse located within a residential area in Yaxley. There are no constraints relative to the site.

This application seeks permission for the erection of a single storey rear extension.

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;
* 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

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

24/01904/CLPD - Erection of rear extension to existing dwelling (Refused)

CONSULTATIONS

Yaxley Parish Council - Support application - states they feel it is in keeping with other houses in the area.

REPRESENTATIONS

None received at the time of determination.

SUMMARY OF ISSUES

It must be noted that an application for a Certificate of Lawful (Proposed) Development was refused by the Local Planning Authority prior to the submission of this application. However, this was refused on technical grounds as it did not fall within the guidance set out by the Town and Country Planning (General Permitted Development) (England) Order 2015 (As Amended). The proposal was not refused on design, visual or residential amenity, which will be considered in the preceding sections of this report.

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

- Design and Visual Amenity
- Residential Amenity

* Design and Visual Amenity

The application seeks permission for the erection of a single storey rear extension. The proposed rear extension would measure approximately 6.2 metres in width and 2.9 metres in length. It is a lean-to extension with 2 rooflights, of which are equally spaced across the width of the roof. The extension measures a maximum height of approximately 3.5 metres with eaves at 2.3 metres. When considering the proposed dimensions to that of the existing dwelling, the extension is minor in scale, and it is therefore considered that the addition would have a neutral impact on the wider area. This is further supported by the integration of the extension within the application site by the proposed use of materials to match existing. Therefore, both the design and materials used would respect the character and appearance of both the existing dwelling and the 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 single storey extension to the rear of the existing dwelling, and having regard to the proximity and separation to adjacent dwellings, it is not considered that there

would be any unacceptable material impacts in terms of overbearing impacts or loss of light, nor would there be any issues regarding overlooking or loss of privacy.

It is therefore considered that the proposal would not have a significant impact on residential amenity and therefore accords with Policy LP14 of Huntingdonshire District Council'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 harmful impact upon the character and appearance of the area;
* 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 **Josh France**