OFFICER REPORT

Case No: 25/00753/HHFUL Householder (Full)

Proposal: Proposed ground floor side extension

Location: 28 Clare Road Hartford Huntingdon

Applicant: Carriann Aprigliano

Grid Ref: 525088 273239

DESCRIPTION OF SITE AND APPLICATION

The application site at 28 Clare Road is occupied by a two-storey semi-detached dwellinghouse located in the residential suburb of Hartford in Huntingdon. The site falls within Flood Zone 1 of the Environment Agency's Flood Map for Planning and there are no constraints relative to the site.

This application seeks permission for a ground floor side 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
LP17: Parking Provision and Vehicle Movement

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)

Huntingdon Neighbourhood Plan 2018-2026 (2019)

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

RELEVANT PLANNING HISTORY

None relevant.

CONSULTATIONS

Huntingdon Parish Council - Say they have no comment to make.

REPRESENTATIONS

30 Clare Road, Hartford: Neither for nor against, however, raises some concerns which have been summarised below:

o Support the proposal, only concern would be parking. The main concern raised in respect of parking was the ability for the applicant to continue to be able to drive centrally up their driveway and park with the new extension in place. If their parking is hindered this could in turn affect my ability to drive centrally up their driveway and park. The existing extension currently limits the applicant's ability to park adjacent to it on their driveway and so limits the space available for parking on my driveway. Whilst I support my neighbours' extension, under no circumstances can this affect my ability to park centrally anywhere on the length of my driveway. I want it on record that I will remain neutral and let the planning committee make that decision. If the extension is built and it affects my parking on my own drive, this may cause conflict for the current and any potential owners of both properties which nobody wants. The all-important dimension which is not on the plans is the distance from the wall and window frames, perpendicular to the centre of the central reservation between the two driveways. Also, the guttering must be taken into consideration. Can the van be driven or reversed up to the garage?

Officer comments: Officers acknowledge these comments regarding parking, which will be discussed in subsequent sections of this report. It must be noted that having assessed the plans, and having measured the distance from the external wall to the central reservation at multiple points, the minimum distance of this exceeds the minimum standards for parking (2.5 metres in width) as set out in Huntingdonshire's Design Guide (2017), allowing for the safe parking of a vehicle. Additionally, it must also be noted that any concerns over the parking of vehicles on land not owned by the user is considered a civil matter and not assessed under this application.

SUMMARY OF ISSUES

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

o Design and Visual Amenity
o Residential Amenity
o Parking Provision and Vehicle Movement

*Design and Visual Amenity

The application site at 28 Clare Road is occupied by a two-storey semi-detached dwellinghouse located within a residential area in Hartford, a suburb within the town of Huntingdon. The application seeks permission for a single storey side extension.

When considering the side extension, it is minor in scale and acts subservient to the host dwelling, making use of the space located forward of the existing side extension to the side of the drive, whilst not projecting forward of the primary elevation. The extension is to consist of a pitched roof, with a maximum height of 4 metres, the same as that of the existing single storey side extension, with eaves at approximately 2.8 metres. The integration of the extension is supported by the proposed use of materials match existing and is considered acceptable in terms of design, and does not significantly impact the character or appearance of 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

The proposed single storey side extension would be positioned between the front of the existing house and the existing single storey side kitchen extension, and would sit adjacent to the property's driveway which leads to its rear garage. The rear garage adjoins the neighbours' garage, and both properties driveways are positioned adjacent to each other with no intervening boundary treatments. The siting, size, height and scale of the extension together with the driveway's separation distances ensures there would be no unacceptable overbearing or overshadowing impacts for the residential amenity of No.30 adjacent. There are 2 ground floor sides windows proposed facing No.30, one a WC window and one a kitchen window. These windows would face on to the driveway and frontage of No.30. As these windows would not impact on the private amenity space or habitable windows of this neighbouring property, there would be no unacceptable privacy impact for the residential amenity of this neighbour. The other surrounding neighbours are too distant from the extension to be directly or harmfully impacted upon in planning terms.

Overall, taking these factors into account 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 HDC's Local Plan to 2036 in this regard.

*Parking Provision and Vehicle Movement

As mentioned in the preceding sections of this report, concerns have been raised by neighbours regarding the ability to park on the driveway adjacent to the proposed side extension. Firstly, it must be noted that the proposed plans highlight an approximately 2.8 metre width from the corner of the proposed extension to the centreline of the driveway between the two properties. Additionally, when measuring down the length of the proposed extension to the edge of the applicants drive, officers have determined the minimum width to be approximately 2.6 metres. Huntingdonshire's Design Guide (2017) states that the minimum dimensions for a parking bay should be 2.5 metres. As such, the proposal gives sufficient space on the applicant's land for the safe parking of vehicles. Additionally, the applicant has a long driveway and has put gravel down in front of the house to increase the available car parking area on site. Therefore, there is sufficient space on the application site to allow car parking without any encroachment into the neighbouring site. Should any issues arise where vehicles are not being parked within the application site and encroaching into the neighbouring drive, this would therefore be a civil matter between the parties, and as such cannot be assessed under this application.

Having taken into account the above, it is considered that the proposed extension is acceptable with regard to vehicle movement and will not have a detrimental impact on parking in accordance with Policy LP17 of HDC's Local Plan to 2036.

*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 upon parking provision and vehicle movement.

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**