HUNTINGDONSHIRE DISTRICT COUNCIL

25/01194/HHFUL

OFFICER REPORT

Case No: **25/01194/HHFUL** **Householder (Full)**

Proposal: **Erection of single and two storey rear extension, including conversion and extension of existing garage**

Location: **23 Hill Rise St Ives PE27 6SP**

Applicant: **Mr Peter Young**

Grid Ref: **530393 272544**

DESCRIPTION OF SITE AND APPLICATION

23 Hill Rise, St. Ives is a two-storey detached dwellinghouse located in a residential area of St. Ives. There are no constraints relevant to the site.

This application seeks permission for the erection of single and two storey rear extension, including conversion and extension of existing garage.

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)

LP11: Design Context
LP12: Design Implementation
LP14: Amenity
LP17: Parking Provision and Vehicle Movement

Huntingdonshire Design Guide Supplementary Planning Document (2017):
* Place Making Principles parts 3.5 Parking and Servicing and 3.7 Building Form

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

RELEVANT PLANNING HISTORY

None.

CONSULTATIONS

St Ives Town Council recommends approval of the application, noting the extensions are an appropriate scale and development for the size of the plot.

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
- Parking

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).

23 Hill Rise, St. Ives is a two-storey detached dwellinghouse of brick and tile construction with hanging tiles to the front elevation. The site is set back from the road by a hardstanding driveway. The front of the site is bound by a low hedge and a detached garage is sited to the north-west side of the site.

The application seeks permission for the erection of a single and two-storey rear extension and the conversion and extension of the existing detached garage. The proposed single storey rear extension would project approximately 4.084 metres from the rear elevation of the existing dwelling, with a width of approximately 7.062 metres. This element is proposed to create additional living and dining space and would feature a mono-pitched roof, incorporating two rooflights.

The two-storey rear extension would extend approximately 2 metres beyond the existing rear wall of the dwelling, intended to enlarge the two rear bedrooms. It would be constructed with a pitched roof sitting slightly lower than the main roof ridge of the host dwelling, maintaining a subservient appearance.

The existing detached garage is proposed to be converted and extended to the front to allow it to physically connect to the host dwelling to create ground floor living space. The front elevation of the extended garage would align with the rear elevation of the main dwelling and not project forward. The extension would feature a low-pitched roof with a maximum height of approximately 3.645 metres at the front, while the rear element would retain a flat roof at approximately 2.827 metres in height. The front elevation would include a door and a window serving a ground floor bathroom. A condition is considered appropriate to ensure that this window is obscure glazed to

protect residential amenity. Additional windows and bi-fold doors are proposed to the rear and south side elevations, providing access and views into the private garden area of the site.

Overall, the proposed development is considered to be of suitable scale, siting and design 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.

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 application site sits forward in its plot in comparison to the neighbouring property to the north, No 25 Hill Rise. The proposed extensions would not project beyond the rear elevation of No25 and the conversion of the existing garage which runs along the boundary between the two sites would remain as single storey. There are no proposed windows that would result in direct views to habitable rooms or private amenity space.

To the south, the nearest neighbouring properties are Nos. 4 and 6 Ansley Way. Given the degree of separation between the application site and these properties, along with the scale and design of the proposed development and the absence of any windows that would result in a loss of privacy, it is not considered that the proposal would result in any significant detrimental impact on residential amenity.

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.

Parking

As a result of the proposed development, it is noted that the existing garage would be lost. However, the site benefits from a hardstanding driveway which provides ample off-road parking and these parking arrangements are considered sufficient to meet the needs of the dwelling and therefore acceptable. The proposal is not considered to result in any adverse impact on highway safety or parking provision.

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 and;
* Would not result in any detrimental impacts to highway safety.

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**