HUNTINGDONSHIRE DISTRICT COUNCIL

24/02141/HHFUL

OFFICER REPORT

Case No: **24/02141/HHFUL** **Householder (Full)**

Proposal: **Erection of front and rear ground floor extension to dwelling.**

Location: **5 Milton Avenue Eaton Ford St Neots**

Applicant: **Mr & Mrs Kitcher**

Grid Ref: **517759 260538**

DESCRIPTION OF SITE AND APPLICATION

The property is a detached two storey brick dwelling with attached front garage. It is located within a residential area of Eaton Ford, adjacent to the Eaton Ford Conservation Area and within Flood Zone 1. It is noted that a small area at the bottom edge of the rear garden is within flood zone 2, however this is a very minor area, and the full development proposal will be within flood zone 1. Therefore, for the purposes of the application, it is considered that the application site is within flood zone 1.

Officers have scrutinised the plans and have familiarised themselves with the site and surrounding area.

The application is for the erection of front and rear ground floor extensions to the dwelling.

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 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
LP34: Heritage Assets and their Settings

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

St Neots Neighbourhood Plan 2014-2029 (2016)
* Policy A3 – Design

St Neots Conservation Area Character Assessment (October 2006)

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

PLANNING HISTORY

85/01448/FUL – Extension to dwelling – permission granted 06.11.1985
17/00975/CLPD - Single storey lean-to rear extension to replace existing conservatory, and lean-to roof to replace existing flat roof to rear – consent granted 29.06.2017

CONSULTATIONS

St Neots Town Council recommends approval. It is considered that the proposal assimilates itself into the existing part of the town.

REPRESENTATIONS

No objections received at time of determination.

SUMMARY OF ISSUES

The main issues to consider in the determination of this application are:
- Design and Visual Amenity and Impact on Heritage Assets
- Residential amenity
- Parking Provision and Vehicle Movement

*Design and Visual Amenity and Impact on Heritage Assets

Policies LP11 and LP12 of the Huntingdonshire Local Plan to 2036 state that developments should respond positively to their context, draw inspiration from the key characteristics of its surroundings and contribute positively to the area's character and identity.

Policy LP34 states that a proposal within, affecting the setting of, or affecting views into or out of, a conservation area should preserve, and wherever possible enhance, features that contribute positively to the area’s character, appearance and setting as set out in character statements or other applicable documents.

The application site is adjacent to the Eaton Ford Conservation Area.

Section 72 of the Planning (LBCA) Act 1990 states that special attention shall be paid to the desirability of preserving or enhancing the character or appearance of a Conservation Area.

Para. 212 of the NPPF set out that ‘When considering the impact of a proposed development on the significance of a designated heritage asset, great weight should be given to the asset’s conservation (and the more important the asset, the greater the weight should be). This is irrespective of whether any potential harm amounts to substantial harm, total loss or less than substantial harm to its significance’. Para. 213 states that ‘Any harm to, or loss of, the significance

of a designated heritage asset (from its alteration or destruction, or from development within its setting), should require clear and convincing justification…'

Local Plan policy LP34 aligns with the statutory provisions and NPPF advice.

The Council will consider the significance of a designated heritage asset and where there is less than substantial harm, this will be weighed against the public benefits of the proposal. Where there is deemed to be substantial harm, then the proposal would need to achieve substantial public benefits to outweigh that harm.

The proposed works are for the erection of front and rear ground floor extensions to the dwelling.

The proposed front extension is small in scale, projecting by an additional one metre from the front elevation, becoming flush with the existing porch projection. The single storey rear extension replaces an existing conservatory and extends across the full width of the rear elevation.

Materials are to match the existing main dwelling, helping the additions to blend in with the original property.

It is noted that the proposed front extension will have a minimal impact upon the street scene, and that the rear extension will be of limited visibility from the public realm and therefore it is considered that the proposed development will not harm the character of the local area or impact the adjacent Conservation Area to the rear of the property.

Therefore, it is considered that the scale, bulk and design of the development compliment the host building. Officers have given special attention to the desirability of preserving or enhancing the character or appearance of the adjacent Conservation Area. It is considered that harm will not be caused to this designated heritage asset because the development would have a neutral effect. The proposal, therefore, accords with LP11, LP12 and LP34 of Huntingdonshire's Local Plan to 2036 (2019) in this regard.

*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 proposals involve the erection of a small single storey front extension and a single storey rear extension.

The proposed front extension is adjacent to the blank side elevation of the front garage of the property to the west (no. 7) and as such will not result in any significant detrimental impact upon the residential amenity to the adjacent property to the west.

The single storey rear extension replaces an existing conservatory and runs along the full width of the house. It has a flat roof and is 3.2 metres in height to the ridge. It is noted that both neighbouring properties to the east and west have existing rear extensions and therefore the proposed extension would accord with the 45 degree rule as set out within the Huntingdonshire Design Guide Supplementary Planning Document (2017), which assesses the impact of overshadowing of a proposed extension.

Therefore, the development is considered acceptable in terms of overshadowing, overlooking, loss of privacy, loss of light and would not have a significant impact upon residential amenity. The proposal, therefore, accords with LP14 of Huntingdonshire's Local Plan to 2036 (2019) in this regard.

* Parking Provision and Vehicle Movement

Policy LP17 states that a proposal will be supported where it incorporates appropriate space for vehicle movements, facilitates accessibility for service and emergency vehicles and incorporates adequate parking for vehicles and cycles.

The front extension will project by an additional metre into the front garden of the dwelling. It is noted that the off-street parking to the front of the property will be retained. Therefore, given the scale and siting of the proposal, it is considered that the proposal would not have an adverse impact upon parking provision and vehicle movement. The proposal, therefore, accords with LP17 of Huntingdonshire's 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 harmful impact upon the designated heritage asset;
* 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 **Olivia Manton**