HUNTINGDONSHIRE DISTRICT COUNCIL

25/00816/HHFUL

OFFICER REPORT

Case No: **25/00816/HHFUL** **Householder (Full)**

Proposal: **Erection of two storey and single storey extensions to rear**

Location: **Newlands Back Lane Holywell**

Applicant: **Mr Tim Gooders**

Grid Ref: **534153 270730**

DESCRIPTION OF SITE AND APPLICATION

The application site at Newlands, Back Lane is occupied by a two-storey detached dwellinghouse located along a rural road in Holywell. The site located within the Holywell Conservation Area, with a number of Listed Buildings located along Back Lane. The application site falls within Flood Zone 1 of the Environment Agency's Flood Map for Planning.

This application seeks permission for the erection of two storey and single storey extensions to the rear.

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

LP31: Trees, Woodland, Hedges and Hedgerows
LP34: Heritage Assets and their Settings

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)

Holywell Conservation Area Character Assessment (1994)

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

RELEVANT PLANNING HISTORY

0801687FUL - Extensions to dwelling (Permission)

CONSULTATIONS

Needingworth Parish Council - Supports the application, has no planning reason to object.

HDC Conservation Officer - No objection, further comments in subsequent sections of this report.

HDC Arboricultural Officer - No objection following submission of additional information, further comments in subsequent sections of this report.

REPRESENTATIONS

None received at the time of determination.

SUMMARY OF ISSUES

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

- Design, Visual Amenity and Impact on Heritage Assets
- Residential Amenity
- Impact on Trees

*Design, Visual Amenity and Impact on Heritage Assets

The application site at Newlands, Back Lane is occupied by a two-storey detached dwellinghouse located along a rural road in Holywell and falls within the Holywell Conservation Area. The surrounding area depicts the character of a typical rural village, and there are a number of additional Listed Buildings along Back Lane, of which the application site is located. The proposal consists of a part two storey and single storey rear extension to the dwelling.

When considering the scale of the proposed rear extensions with regards to the form of the existing dwelling, whilst the development is large in scale, by virtue of its design the extensions utilise a number of traditional features which help to integrate the proposals within the application site. The proposals extend to the rear of the property by 5.2 metres, and measures a maximum width of 8.4 metres, including a bay window on the western elevation to match the existing bay window on the same elevation, providing a symmetrical appearance. The two-storey element of the extension consists of a pitched roof and measures a maximum height of 7.1 metres, with eaves at 4.6 metres, matching that of the existing dwelling in both design and height. The single storey

element consists of a flat roof, with a maximum height of 3.2 metres. The integration of the extensions within the application site are further supported by the proposed use of materials which match the existing dwelling, alongside the use of sash windows on the east and west elevations which are visible from the street. Taking this into account, the proposals are considered acceptable with regards to design and visual amenity, and will not have a detrimental impact on the character or appearance of the area.

It must be noted that the extensions also introduce some modern elements to the rear, which differ from the character and appearance of the existing and surrounding dwellings. The proposed flat roof element of the single storey extension is proposed to be a green roof as per the submitted proposed plans, which whilst is uncharacteristic of the area, does provide amenity and biodiversity benefits. To add, due to the location of the extension to the rear, views of this are minimal and so will not cause any detrimental harm on the character of the application site when viewed from the street. Further, the rear elevation of the roof of the two-storey extension is to consist of in-roof solar panels. Whilst this is also uncharacteristic of the area and of the host dwelling, by virtue of the location to the rear, alongside the in-roof design of the solar panels, their appearance from the street is to be minimal, and it is determined that there will not be any adverse effects on the character of the area. Additionally, it must be noted that any minimal impact upon the appearance of the dwelling is outweighed by the benefit of sustainable energy. As such, these additions are considered to be acceptable, and will not have a significant impact on the character or appearance of the area.

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.

As detailed above, the site is located within Holywell Conservation Area, with a number of Listed Buildings located along Back Lane. As such, it should be regarded that:

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.

Section 66 of the Planning (LBCA) Act 1990 states that in considering whether to grant planning permission for development which affects a listed building or its setting, the Local Planning Authority shall have special regard to the desirability of preserving the building or its setting or any features of special architectural or historic interest which it possesses.

Para. 212 of the NPPF sets 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.

As this is the case, HDC's Conservation team have been consulted and having reviewed the documents supports the application, stating that the proposals will not harm the setting of a Listed Building or the character and appearance of the Conservation Area.

Additionally, when taking into account the above assessment and having undertaken a site visit, officers highlight that whilst views of the extension will be visible from the street, the development

is considered to be sympathetic and in character with the host dwelling, through the utilisation of matching materials, forms and vernacular. As such, the proposals are considered to be acceptable and do not have any significant impacts upon the designated heritage assets.

Therefore, having regard to the above considerations, the development is considered to be acceptable with regard to its impact on the designed heritage assets and therefore accords with Policy LP34 of the Local Plan, the Planning (Listed Buildings and Conservation Areas) Act 1990 and the provisions of the NPPF (2024).

*Residential Amenity

Given the scale and location of the proposed extensions, alongside having regard to adjacent properties, it is not considered that there would be any unacceptable material impacts in terms of overbearing or loss of light.

Having regard to the siting of the proposed two-storey extension in relation to the neighbouring property known as 'Pippins', it is considered that the first-floor window on the western elevation, which serves the master bedroom, may result in an unacceptable level of overlooking into the private rear garden area of 'Pippins', thereby adversely affecting the residential amenity of its occupants. As this is the case, a condition shall be attached which obscures the entirety of this window up to 1.7 metres above finished floor level, to ensure that any loss of privacy or overlooking to 'Pippins' as a result of the proposals will be mitigated. This will also ensure a greater level of privacy for the occupants of the master bedroom of the application site.

Additionally, when considering the proposals in relation to the neighbouring property known as ‘The Maylands’, occupied by a single-storey bungalow, it is considered that the proposed windows on the first-floor elevation on the eastern elevation may result in an unacceptable level of overlooking into the private amenity space of ‘The Maylands’. This would affect the residential amenity of its occupants, and as such a condition shall be attached to ensure that the first floor windows on the easter elevation of the proposed development serving bedroom 4, the adjacent hall and office shall be obscured. This will ensure that any loss of privacy or overlooking to ‘The Maylands’ will be mitigated, whilst also preserving the privacy for the users of these rooms.

Overall, taking the above 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.

*Impact on Trees

Whilst the application site has no trees which are afforded formal protection by Tree Preservation Orders (TPOs), the application site falls within the Holywell Conservation Area and there are a number of significant trees on site which make a positive contribution to the character and appearance of the Conservation Area, and so it is necessary to demonstrate that no significant harm will be caused by the proposals. As such, HDC's Arboricultural Officer has been consulted and initially raised concerns due to insufficient detail presented to prevent any harm to the trees on site. Following on from their original comments, a Tree Protection Plan was identified, and an Arboricultural Impact Assessment has been submitted. These highlight tree protection measures which will prevent any damage to the trees during construction, and will prevent any significant encroachment to the root protection area of the trees, of which the Arboricultural Officer considers acceptable. These measures shall be secured by condition and implemented prior to the commencement of any work and retained throughout the duration of the development.

Therefore, having regard to the above assessment and advice of specialists, subject to conditions the development is considered to be acceptable with regard to its impact on trees and therefore accords with Policy LP31 of the 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 designated heritage assets;
* Would not have a significantly detrimental impact upon the amenity of neighbours;
* Is acceptable with regard to impact on trees.

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:
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