OFFICER REPORT

Case No: 25/00571/HHFUL Householder (Full)

Proposal: Erection of single storey side extension

Location: 27 Haynes Close Sawtry Huntingdon

Applicant: Mr T Mann

Grid Ref: 517242 283846

DESCRIPTION OF SITE AND APPLICATION

The application site at 27 Haynes Close is occupied by a two-storey detached dwellinghouse located in a residential area in Sawtry. 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 the erection of a single storey 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
LP31: Trees, Woodland, Hedges and Hedgerows

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

Sawtry Neighbourhood Plan (2023)

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

RELEVANT PLANNING HISTORY

1301274FUL - Demolition of existing buildings and erection of 43 dwellings, access, amenity space and associated works (Permission)

23/01917/HHFUL - Single storey rear extension (Permission)

CONSULTATIONS

Sawtry Parish Council - Support the application, state there is no issues or objections from neighbours.

HDC's Arboricultural Officer - Support the application subject to compliance with proposed Tree Protection Plan.

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
- Impact on Trees

*Design and Visual Amenity

The application site at 27 Haynes Close is occupied by a two-storey detached dwellinghouse located within a modern residential area in Sawtry. The application seeks permission for the erection of a single storey side extension. When considering the form of the existing dwelling to the proposed extension, the extension is minor in scale and acts subservient to the host dwelling, integrating well within the application site. The side extension measures approximately 4.3 metres wide, and extends approximately 9 metres in length. The extension consists of a pitched roof, with a maximum ridge height of approximately 5.1 metres with eaves at approximately 3 metres. The proposed extension is set back slightly from the primary frontage of the host dwelling, thus maintaining the hierarchy of the built form and is considered acceptable with regards to design. The integration of the extension is further supported by the use of timber cladding, which matches the existing extension approved under 23/01917/HHFUL, resulting in a neutral impact upon the character and appearance of the application site and the wider 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 development proposed, alongside having regard to the separation with nearby properties, it is not considered that there would be any unacceptable material impacts in terms of overbearing or loss of light, nor would there be any issues relating to overlooking or loss of privacy.

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.

*Impact on Trees

Whilst the application site has no trees which are afforded protection by Tree Preservation Orders (TPOs), and the site not in a Conservation Area, there are trees located off site behind a boundary panel fence which have been planted as a screen for the housing at Haynes Close. As such, HDC's Arboricultural Officer has been consulted, and has raised no issues, with a Tree Protection Plan having been submitted which shows suitable methods to prevent damaging these neighbouring trees. The submitted Tree Protection Plan presents tree protection measures including protective fencing, which in this case are considered acceptable and shall be secured by condition.

Therefore, having regard to the above, 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 amenity of neighbours;
* Is acceptable with regards 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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