HUNTINGDONSHIRE DISTRICT COUNCIL

25/00905/HHFUL

OFFICER REPORT

Case No: **25/00905/HHFUL** **Householder (Full)**

Proposal: **Erection of entrance porch, fenestration amendments and rendering.**

Location: **31 Wilkinson Close Eaton Socon St Neots**

Applicant: **Danny Butterwick**

Grid Ref: **516798 259096**

DESCRIPTION OF SITE AND APPLICATION

The site comprises of a two-storey link detached dwellinghouse located in a well-established residential area in Eaton Socon. There are no constraints relevant to the site.

The application seeks planning permission for the erection of entrance porch, fenestration amendments and rendering.

During the course of the application, amended plans were submitted to remove the front extension. A re-consultation was carried out on the amended plans and the description amended accordingly.

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 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)

LP 11: Design Context
LP 12: Design Implementation

LP 14: Amenity

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

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

RELEVANT PLANNING HISTORY

84/00146/FUL – EXTENSION – Permission

93/00195/FUL - Alterations and extension to dwelling – Permission

CONSULTATIONS

St Neots Town Council recommend approval as it makes efficient use of the site.

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

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).

The application site is a two-storey link detached dwellinghouse of brick and tile construction with an attached garage to the north. The site has a grassed front garden with a hardstanding driveway.

The application seeks permission for the erection of an entrance porch, fenestration and rendering. The proposed porch would be timber-framed with a pitched roof, measuring approximately 3.705 metres in height and incorporating two rooflights. It would project from the front elevation by approximately 0.665 metres and extend 2.240 metres in depth.

The application also proposes the removal of an existing ground-floor side window on the west elevation, the replacement of a door with a window on the front elevation, and the installation of a new first-floor window on the north side elevation to serve an en-suite bathroom. The en-suite window would be obscure glazed, and this shall be secured by condition.

Additional works include rendering the dwelling in an off-white finish, the addition of stone cills, and the replacement of existing windows and garage door with grey coloured flush casement windows.

The proposals and alterations by virtue of their siting, scale, size, design and materials would be in keeping with the character and appearance of the host dwelling and the surrounding area.

Overall, it is considered the proposed development is acceptable with regard to design and visual amenity and 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.

The proposed development would not result in any significant loss of privacy or overlooking to neighbouring properties. No new windows would directly face windows serving habitable rooms or private amenity spaces of adjacent dwellings. The proposed window to the north elevation which would serve an en-suite, would be obscure glazed.

The proposed porch is modest in scale and is positioned at sufficient distances from neighbouring boundaries to prevent any overbearing or overshadowing impacts.

Overall, due to the scale and design of the proposals, it is not considered that the development would result in any adverse impacts in terms of overlooking, loss of light, overbearing impact, or loss of privacy.

The development is therefore considered acceptable 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.

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 significantly detrimental impact upon the amenity of neighbours;

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**