HUNTINGDONSHIRE DISTRICT COUNCIL

24/02257/HHFUL

OFFICER REPORT

Case No: **24/02257/HHFUL** **Householder (Full)**

Proposal: **Two Storey Side Extension, Demolition of Garage, First Floor Front Extension, Construction of Rear Dormers, Internal and External Alterations, New Windows, Doors, Roof Lights and Solar PV**

Location: **50A Wood End Bluntisham Huntingdon**

Applicant: **Mrs Mary Beardsley**

Grid Ref: **536291 275016**

DESCRIPTION OF SITE AND APPLICATION

50A Wood End is a detached dormer bungalow located in a residential area in the north-west corner of Bluntisham. The property is directly south of several Grade II Listed Buildings which lie on the opposite side of Wood End including Granary, Wood End and No. 59 Wood End.

The existing property is one and a half/two storey in height with a two-storey gable to the rear and accommodation in the roof space with flat roof dormers on the rear elevation roofslope. The property is of a gable end design with a single-storey flat roof element to the side and rear. The dwelling is constructed with a facing brick finish and interlocking concrete roof tiles.

This application seeks permission for the erection of a two-storey side extension, first floor front extension, demolition of a garage, construction of rear dormers, installation of new windows, doors, roof lights and solar PV as well as internal and external alterations.

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

NATIONAL GUIDANCE

The National Planning Policy Framework (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.

Section 66 of the Planning (Listed Buildings and Conservation Areas) Act 1990, 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)

LP2: Strategy for Development
LP11: Design Context
LP12: Design Implementation
LP14: Amenity
LP30:Biodiversity and Geodiversity
LP34: Heritage Assets and their Settings

Supplementary Planning Documents (SPD) and Guidance:

Huntingdonshire Strategic Flood Risk Assessment (2024)
Huntingdonshire Design Guide Supplementary Planning Document (2017)
Huntingdonshire Landscape and Townscape SPD (2022)

The National Design Guide (2021)

C1 - Understand and relate well to the site, its local and wider context
C2- Value heritage, local history and culture
I1 - Respond to existing local character and identity
I2 - Well-designed, high quality and attractive
I3 - Create character and identity

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

RELEVANT PLANNING HISTORY

There is no relevant planning history at the property.

CONSULTATIONS

Bluntisham Parish Council - Supports the proposal as it would improve the dwelling and provide a lovely family home.

REPRESENTATIONS

No third party representations were received during the course of the application.

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
- Biodiversity

* Design, Visual Amenity and Impact on Heritage Assets

The Local Planning Authority is required to ensure that special regard is given to preserving the listed buildings and their settings in relation to Section 66 of the Planning (Listed Buildings and Conservation Areas) Act 1990. This is also reflected in Policy LP34 of the adopted Local Plan to 2034 and Section 16 of the National Planning Policy Framework (2024).

Policy LP11 states that a proposal will be supported where it is demonstrated that it responds positively to its context. Policy LP12 states that new development will be expected to be well designed and that a proposal will be supported where it can be demonstrated that it contributes positively to the area's character and identity and successfully integrates with adjoining buildings and landscape. This is also reflected in the Huntingdonshire Design Guide SPD and Section 12 of the National Planning Policy Framework (2024).

This application seeks permission for the erection of a two-storey side extension, first floor front extension, demolition of a garage, construction of rear dormers, installation of new windows, doors, roof lights and solar PV as well as internal and external alterations.

The proposed first-floor front extension would create a two-storey gable on the front elevation and is considered to be a subservient addition to the main dwellinghouse. The two-storey gable would be constructed with a fibre cement horizontal weatherboard cladding. While there are no other examples of cladding in the immediate vicinity, given the varied materials in the streetscene (render and facing brick) and the use of cladding in this instance for a two-storey feature gable, the Local Planning Authority do not consider its introduction to result in detrimental visual impacts on the property or the streetscene of Wood End.

The demolition of the existing flat-roof garage and log store would facilitate the erection of a two-storey side extension. The two-storey side extension would have a matching depth, eaves and ridge height to the main dwellinghouse and would be constructed with a gable end roof design. The width of the proposed two-storey side extension would match that of the existing garage and is overall considered to be a subservient addition to the main dwellinghouse. Furthermore, the proposed extension would be constructed of matching materials to the existing property. It is also worth noting that part of the existing single-storey flat-roof element would be retained to the rear of the property to provide a bedroom.

The proposal involves the installation of two replacement dormer windows on the rear elevation roofslope, the installation of solar PV on the rear elevation roofslope and both side elevation roofslopes of the two-storey rear gable and the installation of seven rooflights on the front elevation roofslope.

The replacement dormer windows would remain a flat-roof design and while they would increase in size, are considered to be acceptable in scale as they would not dominate the rear elevation roofslope. The quantum of solar PV is acceptable, would be installed flush to the respective roofslopes and would not be visible from public vantage points along Wood End. Furthermore, the proposed rooflights on the front elevation are considered to be acceptable as they would be small in scale and evenly distributed across the roofslope.

It is also worth noting that, given the proposal would not extend beyond the existing principle elevation of the dwellinghouse and the overall design of the proposed development would be in keeping with the character and appearance of the streetscene and surrounding area, the Local Planning Authority are satisfied that the proposal would preserve the setting of the opposite Listed Building.

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. The proposal is therefore deemed to be in accordance with Section 66 of the Planning (Listed Buildings and Conservation Areas) Act 1990, Policies LP11, LP12 and LP34 of Huntingdonshire's Local Plan to 2036 and Section 12 and 16 of the National Planning Policy Framework (2024) 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 closest neighbouring residential properties that are likely to be impacted upon as a result of the proposed development are Nos. 50 and 52A Wood End, Bluntisham.

The proposed two-storey side extension would replace an existing flat roof, single-storey garage and would extend to the shared boundary with No. 52A Wood End, measuring a maximum eaves height of 3m and a ridge height of 6.9m. The proposal would be approximately 2m from the east-side elevation of No. 52A Wood End, which comprises a high-level, small window serving a study.

While it is recognised that the proposed extension would result in some additional overbearing and overshadowing impacts on the side elevation window of the neighbouring property as it would breach the 25 degree, given the existing arrangement, the orientation of the proposal (directly east of the existing neighbouring property) where loss of light impacts would be limited to the morning, and the high-level and size of the window in question, the Local Planning Authority are satisfied that the impacts of the proposal would not be severe enough to warrant refusal of planning permission in this instance.

It is worth noting that the proposal would not result in any detrimental overlooking impacts on the neighbouring property of No. 52A as there would be no first-floor west side elevation windows and the first-floor rear elevation windows would replace existing openings.
Furthermore, given the proposal would be predominantly on the west side of the property with no first-floor east side elevation windows proposed, the Local Planning Authority are satisfied that the proposal would not result in any detrimental impacts on the neighbouring property of No. 50 Wood End.

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 Huntingdonshire's Local Plan to 2036 and Section 12 of the National Planning Policy Framework (2024) in this regard.

*Biodiversity

Paragraph 187 of the NPPF (2024) states planning policies and decisions should contribute to and enhance the natural and local environment. Policy LP30 of the Local Plan to 2036 requires proposals to demonstrate that all potential adverse impacts on biodiversity and geodiversity have been investigated and ensure no net loss in biodiversity and provide a net gain where possible, through the planned retention, enhancement and creation of habitats and wildlife features, appropriate to the scale, type, and location of development.

This application has been accompanied by a Preliminary Ecological Appraisal (PEA) which concludes that the proposed development has the potential to impact a range of ecological receptors on the site, including protected species and important habitat features such as hedgerows and drainage ditches.

While some protected species are unlikely to be significantly affected, a number of recommendations and mitigation measures are proposed including the need for a further bat activity survey to identify whether the Potential Roost Features identified in the dwelling are being utilised. If any roosts are confirmed a European Protected Species Licence will be required from Natural England. It is considered that this further survey can be conditioned to ensure that it is undertaken at the correct time of year (May - September) before any development commences.

Mitigation measures and recommendations are also proposed including the timing of works as well as the installation of bat and bird boxes to encourage biodiversity enhancements where possible.

These are considered to be acceptable and a condition would be imposed on any planning permission granted to ensure that the development is carried out in strict accordance with the PEA.

Overall, the proposal is considered to be in accordance with Policy LP30 of Huntingdonshire's Local Plan to 2036 and Section 15 of the National Planning Policy Framework (2024) 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 character and appearance of the area;
* 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.

If you would like a translation of this document, a large text version or an audio version, please contact us on 01480 388424 and we will try to accommodate your needs.

CONTACT OFFICER:
Enquiries about this report to **Jennifer Wallis**