HUNTINGDONSHIRE DISTRICT COUNCIL

25/00533/HHFUL

OFFICER REPORT

Case No: **25/00533/HHFUL** **Householder (Full)**

Proposal: **Proposed two storey rear extension.**

Location: **48 Wheatsheaf Road Alconbury Weston Huntingdon**

Applicant: **Mr and Mrs Seal**

Grid Ref: **517521 276554**

DESCRIPTION OF SITE AND APPLICATION

The proposal is for a two storey rear extension. The application originally included the conversion of the garage to a study. However, this has been removed from the description as it is permitted development.

The dwelling is a two storey detached brick dwelling house, painted white. It is located within a residential area of Alconbury Weston. Officers have scrutinised the plans and have familiarised themselves with the site and surrounding area.

The site is situated in flood zone 1 and there are no designated heritage assets in the vicinity.

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.

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

Huntingdonshire Design Guide Supplementary Planning Document (2017):
* Place Making Principles - Parts 3.5 Parking and Servicing and 3.7 Building Form

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

PLANNING HISTORY

7400601FUL for 89 HOUSES WITH GARAGES ROADS AND FOOTPATHS
OFF HIGHFIELD AVE ALCONBURY WESTON,
GRANTED dated 03.03.1975

7801532FUL for ERECTION OF 62 DWELLINGS GARAGES ROADS & FOOTPATHS
LAND OFF HIGHFIELD AVENUE ALCONBURY WESTN,
GRANTED dated 06.02.1979

Permitted development rights are intact for the garage conversion. The 1978 permission did have a condition relating to the garages but this was only that they should be erected in accordance with the plans. It did not state that they should remain as such.

The garage door is to remain in situ with blocking up internally, thus the garage will remain the same in appearance and not materially alter the character or appearance of the dwelling, thus would not amount to development.

CONSULTATIONS

Parish Council: Recommend approval.

REPRESENTATIONS

The application was advertised by :
- Site notice,
- Neighbour letters
- And on the council's website

No objections received at time of determination.

ASSESSMENT

The main issues to consider in the determination of this application are:
- o Design and Visual Amenity
- o Residential amenity
- o Highways and parking

*Design and Visual Amenity

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.

The proposal is for a two storey rear extension creating a dining area and extending the two bedrooms on the first floor. It is to be constructed of materials to match the existing main dwelling, helping the addition to blend in with the original property. The proposal has a pitched gable roof to match the host dwelling and is stepped down with a lower roofline to appear subservient to the host dwelling. This will not appear alien to the streetscene, being to the rear, therefore will be sympathetic to the character of the area.

Overall, It is considered that the scale, bulk and design of the development complements the host building and would not harm the general character of the area. The proposal, therefore, accords with policies LP11 and LP12 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.

It is noted that the proposal will be 10m from the rear boundary looking towards fields. Thus would not cause harm from overlooking or overshadowing to any neighbouring amenity to the rear.
There are no side elevation windows proposed and the side elevation would not cause a harmful degree of overshadowing to the neighbours to the side being a projection of only 2.4m.

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.

* Highways and parking
In this regard, the relevant policy within the local plan to 2036 (LP 17 Parking Provision and Vehicle Movement) seeks to incorporate appropriate space for vehicle movements, facilities and accessibility for service and emergency vehicles.

Although the garage is to be converted this is under permitted development and so cannot be controlled. The rear extension does not impact on parking or highway safety. It is considered that the proposal accords with Policy LP17 of Huntingdonshires 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.
* Would not significantly harm highway safety

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 **Hannah Hodges**