HUNTINGDONSHIRE DISTRICT COUNCIL

25/00469/HHFUL

OFFICER REPORT

Case No: **25/00469/HHFUL** **Householder (Full)**

Proposal: **Demolish of existing conservatory and replace with single storey rear extension.**

Location: **21 High Street Hemingford Grey Huntingdon**

Applicant: **Mr Hanif Evans-Ali**

Grid Ref: **529545 270594**

DESCRIPTION OF SITE AND APPLICATION

The application site at 21 High Street is occupied by a two-storey detached dwellinghouse located in a residential area within Hemingford Grey. The site located within the Hemingfords Conservation Area, with Grade II Listed Buildings immediately opposite and along High Street. The application site also falls within Flood Zone 2 of the Environment Agency's Flood Map for Planning.

This application seeks permission for the demolition of the existing conservatory and replacement with single storey rear 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)

LP5: Flood Risk
LP11: Design Context

LP12: Design Implementation
LP14: Amenity
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)

The Hemingfords Conservation Area Character Assessment (2008)

Huntingdonshire Strategic Flood Risk Assessment (2024)

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

RELEVANT PLANNING HISTORY

0302994FUL - Extension to dwelling (Permission)

CONSULTATIONS

Hemingford Grey Parish Council - Supports the application, subject to a comment that the new rear window overlooks the neighbour's property, and that consideration should be given to making it too high to see out from, or to be frosted glass, to maintain privacy.

Officer comments: Officers note the comments made above by the Parish Council, and they are discussed in preceding 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
- Flood Risk

*Design, Visual Amenity and Impact on Heritage Assets

The application site at 21 High Street is occupied by a two-storey detached dwellinghouse located within a residential area within the village of Hemingford Grey and falls within the Hemingfords Conservation Area. When considering the built form of the surrounding area, there is a variety in the design, materials used and types of dwellinghouses. The proposal consists of the erection of a single storey rear extension to the dwelling to replace the existing conservatory. When considering the scale of the proposed extension with regards to the form of the existing dwelling and conservatory, the development is minor in scale and covers a similar footprint to that of the existing conservatory. The proposed extension measures approximately 2.4 metres in length and 6.2 metres in width. The extension is to have a lean-to roof, reflecting that of the existing conservatory, with a maximum ridge height of 3.4 metres, and eaves at 2.4 metres, which complements the form of the host dwelling. The proposed use of reclaimed brick mimics the external appearance of the

existing conservatory and thus helps to integrate the proposed development within the application site, and a condition shall be attached to ensure that the external materials match that of the existing dwelling. Additionally, the location of the extension to the rear of the dwelling results in a neutral impact on the character and appearance of the area, as it is not visible from the 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.

As detailed above, the site is located within the Hemingfords Conservation Area, with Grade II Listed Buildings dwellings in the vicinity. 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.

The application is accompanied by a Design and Access Statement. The accompanying statement highlights the history of the application site, with the understanding that the original house was erected in the 1940s, with planning consent given to a two-storey extension in 2003. It is considered that through the proposed use of materials which involve the reclaiming of existing and help to complement the existing dwelling, alongside the scale and location of the extension to the rear of the property, there will be no detrimental impact on the designated heritage assets and therefore the proposal is acceptable in this regard. The proposed extension set to the rear of the dwelling results in no views from the Grade II Listed Buildings opposite, and with the frontage of the property not being altered, it is considered that there will be no detrimental impact on the character and appearance of the Conservation Area.

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 as such 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 location of the proposed single storey extension to the rear of the dwelling in place of the existing conservatory, alongside having regard to the proximity and separation to other dwellings in the immediate vicinity, it is not considered that there would be any unacceptable material impacts

in terms of overbearing impacts or loss of light, nor would there be any issues regarding overlooking or loss of privacy to these dwellings.

Taking into account comments made by the Parish Council, officers note the addition of two windows to the north-western side elevation of the property, alongside the removal of the rear window adjacent to the extension and replacement with a door and small window. When considering the proposed windows to the side of the property, it is determined that there will be no significant impact on the residential amenity of the neighbouring property. The proposed first floor window accompanying an en-suite is to be obscure glazed with restrictors as set out by the proposed elevations on the submitted plans, thus resulting in no overlooking or loss of privacy impacts. Additionally, the proposed ground floor window accompanying the kitchen/dining is located and designed in a way that views out of the window will be minimal, and when considering the boundary treatment to the neighbouring property, it is determined that no significant impact on residential amenity will occur.

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.

*Flood Risk

The application site lies in Flood Zone 2, as thus is liable to flood. It is noted that as the proposal would be considered 'minor development' as per the NPPF (2024), it is therefore not subject to Sequential or Exception Tests. The NPPF however does state that a Site-Specific Flood Risk Assessment should accompany applications for development within Flood Zone 2, which in this case has been provided. This, alongside the submitted plans, detail the mitigation measures that will be used to limit the risk of flood in the locality, which are considered acceptable and shall be secured by condition. Officers have also taken into consideration the scale of the development in place of the current conservatory, and it is considered that this would not result in significant issues in terms of surface water or altering flood risk when taking into account the surrounding area.

Therefore, taking the above into account the development is considered to be acceptable with regard to its approach to flooding and will not (given its scale and use) result in an increased risk of flooding in the locality. It therefore accords with Policy LP5 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;
* Would not have a harmful impact upon flood risk in the area.

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 **Josh France**