HUNTINGDONSHIRE DISTRICT COUNCIL

24/01860/HHFUL

OFFICER REPORT

Case No: **24/01860/HHFUL** **Householder (Full)**

Proposal: **The demolition of the existing conservatory and replacement with a single storey rear extension.**

Location: **32 Swan Close St Ives PE27 6HX**

Applicant: **Mrs Gannon**

Grid Ref: **530529 273205**

DESCRIPTION OF SITE AND APPLICATION

The application site at 32 Swan Close is occupied by a two-storey semi-detached dwellinghouse located within a residential area in St Ives. There are no constraints relative to the site.

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

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

During the lifetime of the application, the description has been revised to more accurately reflect the plans submitted, that application included the erection of a single storey rear extension and the demolition of the existing conservatory, rather than the erection of a single storey side extension. As such, on the balance of fairness an additional 14-day consultation to nearby residents on this matter was considered to be necessary.

NATIONAL GUIDANCE

The National Planning Policy Framework (December 2023) (NPPF 2023) sets out the three objectives - economic, social and environmental - of the planning system to contribute to the achievement of sustainable development. The NPPF 2023 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 2023 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

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

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

RELEVANT PLANNING HISTORY

None relevant.

CONSULTATIONS

St Ives Town Council - support the application as it is appropriate in size and scale.

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

The application seeks permission for the erection of a single storey rear extension to the south west of the dwelling and the demolition of the existing conservatory. When considering the proposed dimensions to the form of the existing dwelling and current conservatory, the extension is minor in scale and would extend an additional 1 metre to the south of the conservatory. The proposed extension would measure approximately 4.6 metres in width and approximately 3.9 metres in depth. It has a flat roof measuring approximately 2.8 metres in height. Whilst the proposed extension extends further to the boundary of the application site, the location at the rear of the dwelling would have a neutral impact on the wider area. This is further supported by the integration of the extension within the application site by the proposed use of brickwork to match existing. Therefore, both the design and materials would respect the character and appearance of both the existing dwelling and 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.

*Residential Amenity

Given the scale and location of the extension to the rear of the dwelling and having regard to the proximity and separation to the adjacent dwellings, 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 regarding loss of privacy or overlooking.

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 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.

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CONTACT OFFICER:
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