HUNTINGDONSHIRE DISTRICT COUNCIL

25/00122/HHFUL

OFFICER REPORT

Case No: **25/00122/HHFUL** **Householder (Full)**

Proposal: **Erection of an storey to the existing bungalow and new front porch**

Location: **14 Hollidays Road Bluntisham Huntingdon**

Applicant: **Mr & Ms Bridge & Walker**

Grid Ref: **537159 274687**

DESCRIPTION OF SITE AND APPLICATION

The application site at 14 Hollidays Road is occupied by a detached bungalow located in a residential area within the village of Bluntisham. The site is in Flood Zone 1 of the Environment Agency's Flood Map for Planning and there are no constraints relative to the site.

This application seeks permission for the erection of a storey to the existing bungalow and a new front porch.

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)

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

Huntingdonshire Landscape and Townscape Supplementary Planning Document (2022)

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

RELEVANT PLANNING HISTORY

23/01516/EXTDET - Single storey rear extension - residential use (Refused Extension GPD)

No: 23/01884/EXTDET - Single storey extension to the rear of my detached bungalow (Withdrawn)

CONSULTATIONS

Bluntisham Parish Council - Support the application, note it is in keeping with the streetscene.

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 site at 14 Hollidays Road is occupied by a single storey detached bungalow within a residential area in Bluntisham. The application seeks permission for the erection of an additional storey to the existing bungalow, alongside a new front porch. The proposed addition of a storey to the bungalow does not increase the footprint of the dwelling, and thus the length and width measurements are as existing. The roof is of a pitched design, matching that of the existing bungalow, and the additional story takes the maximum height of the dwelling to approximately 8.4 metres with eaves at approximately 5.1 metres. When considering the proposed dimensions of the dwelling within the existing street scene, the proposal is well integrated with a variety of housing types in the immediate area along with a number of two-storey dwellings along Hollidays Road. When considering the materials used, the additional storey is integrated into the dwelling with the use of materials which match existing. This is supported by the reclaiming of roof tiles from the existing bungalow to be used on the new roof. As such, the external appearance of the development does not detract from the character and appearance of the area, and the proposed additional storey therefore is considered acceptable with regards to design and visual amenity.

The proposal also consists of the erection of a new front porch to the dwelling. Huntingdonshire's Design Guide (2017) states that porches should be kept small and relate to the style of building to which they are attached, with modern enclosed porches to be welcomed if they are an integral part of the overall design of the house. The proposal is kept in line with this with the porch being minor in scale, and its integration into the dwelling supported by the use roof tiles and brick to match the existing dwelling. As such, this will have a neutral impact on the character of the dwelling and help to enhance its appearance within the street scene, as mentioned within Huntingdonshire's Design Guide (2017).

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 development proposed, alongside having regard to the separation with adjacent properties, 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 relating to overlooking or loss of privacy.

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.

*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 **Josh France**