OFFICER REPORT

Case No: 25/00367/HHFUL Householder (Full)

Proposal: Erection of two storey side/rear extension and single storey rear extension

Location: 16 Swan Gardens Fenstanton Huntingdon

Applicant: Mr And Mrs J Wilks

Grid Ref: 531947 268301

DESCRIPTION OF SITE AND APPLICATION

The site comprises of a two-storey semi-detached dwellinghouse in Fenstanton. There are no constraints relevant to the site.

The application seeks planning permission for the erection of a two storey side/rear extension and 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;
* achieving well-designed places;
* conserving and enhancing the natural environment;
* conserving and enhancing the historic environment.

Planning Practice Guidance and the National Design Guide 2019 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)

LP 11: Design Context
LP 12: Design Implementation
LP 14: Amenity

Huntingdonshire Design Guide Supplementary Planning Document (2017):

* Place Making Principles - Part 3.7 Building Form

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

RELEVANT PLANNING HISTORY

82/00341/FUL - DOUBLE GARAGE – Permission

87/00404/FUL - External wall replacement and bay window - Permission

CONSULTATIONS

Fenstanton Parish Council recommend approval.

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

Policy LP 11 of the adopted Local Plan to 2036 states that a proposal will be supported where it is demonstrated that it responds positively to its context and has drawn inspiration from the key characteristics of its surroundings and has regard for the guidance contained within the Design SPD (2017).

Swan Gardens hosts a range of two-storey and single-storey dwellings of brick construction. No16 Swan Gardens is a two-storey end of terrace dwellinghouse of brick and tile construction. There is a detached garage sited to the east and the site has a grassed front garden with hardstanding in front of the garage which provides off-road parking. The frontage of the application site faces the High Street.

The application seeks permission for the erection of a two-storey side/rear extension and a single-storey rear extension to create a study, utility, WC and kitchen/dining space to the ground floor and two bedrooms and a bathroom to the first floor. The two storey extension to the side would match the height of the existing dwelling, whilst the two storey element to the rear would sit slightly lower than the existing ridge height, creating a level of subservience. The single-storey rear extension would have a mono-pitched roof and as stated in the application form, the proposed materials would be facing brickwork, tiles and UPVC windows and doors all to match the existing host dwelling. The proposed extensions and materials would be considered acceptable and would not have a negative impact upon the character and appearance of the host dwelling or the surrounding area.

The proposal by virtue of its siting, scale, size and design would not cause any detrimental impact to the character and appearance of the host dwelling or the surrounding area.

Overall, it is considered the proposed development is acceptable with regard to design and visual amenity and therefore accords with Policies LP11 and LP12 of Huntingdonshire’s Local Plan to 2036.

Residential Amenity

Policy LP14 states that 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 in terms of light, outlook, privacy and noise.

In terms of neighbouring amenity, the proposed extension would sit in from the shared boundary between the site and neighbouring bungalow No46 High Street by approx. 6.5 metres. It is acknowledged that the proposal would be two-storey and would be sited 3.5 metres closer to the shared boundary, however, there would remain a substantial distance between the sites to avoid any overbearing impact, overlooking, loss of light or loss of privacy.

Neighbouring site to the west is attached property No15 Swan Gardens. The single-storey element of the proposed extensions would sit on the boundary between the sites and would replace a conservatory. The extension would have a mono-pitch roof design and would not cause any detrimental harm to No15. The two-storey element of the proposal would be sited to the east of this neighbouring site, and given the distance, would not cause detrimental harm with regards to overshadowing, overbearing impact, overlooking, loss of privacy or loss of light.

Neighbouring site to the north is No7 Rookery Way. Given the siting, scale and orientation of the dwellings, there would be no detrimental harm to this neighbouring site as a result of the proposed extensions.

Overall, 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 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:
Enquiries about this report to **Robyn Kerrigan**