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Head of Planning Services
Pathfinder House
St. Mary's Street
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**Planning Applications: 25/00887/HHFUL**
**Case Officer: Robyn Kerrigan**
**Proposal: Two storey side and single storey side extension**
**Location: 34 Hayes Walk, Elton, Peterborough, PE8 6RY**

**Elton Parish Council**
Kerry Rew, Parish Clerk

**Observations of Elton Parish Council**

*Please* ☑ *box as appropriate*

☑ **Elton Parish Council recommends approval because ……**

(a.) Elton Parish Council recommended approval of the previous planning application 24/02205/HHFUL for this property, 14 January 2025; the planning application was duly approved by Huntingdonshire District Council on 21 January 2025. The only significant revision to the plan seems to be a reduction in width of the ground floor office study from 3.65 m (previous application 24/02205/HHFUL) to 2.58 m (new application 25/00887/HHFUL) to allow external access to two manholes next to the east side of the property. (As the first-floor plan remains as a 3.65 m extension, there will be a somewhat odd 1.07 m overhang of the new first floor bedroom over the east side external passage where the manholes are located.)

(b.) The house is not within the conservation area of Elton, is not a listed building, the trees are not protected by tree preservation orders, and no trees or hedges will be harmed.

(c.) As the garden is quite extensive and well screened with hedges and mature trees, the proposed small, single-storey conservatory on the west side of the building will not overlook the neighbouring properties (32 Hayes Walk and 5 Faber Lane).

(d.) There will be no windows on the east side elevation of the proposed large two-storey extension overlooking the neighbouring property (19 Wansford Road); the boundary between the properties is well screened with hedge and mature trees.

(e.) The proposed extension will be built with the same type of brickwork, roof tiles and UPVC windows and door as the current building, so the extension will be in character with the existing building and surrounding houses.

**Mrs Kerry Rew, Clerk to Elton Parish Council** (*For GDPR purposes please do not sign*)
Date: **9 July 2025**

Failure to return this form within the time indicated will be taken as an indication that the Parish Council does not express any opinion either for or against the application.

Please send response to email address below:-
Development.control@huntingdonshire.gov.uk
**(Development Management)**