HUNTINGDONSHIRE DISTRICT COUNCIL

24/02296/HHFUL

OFFICER REPORT

Case No: **24/02296/HHFUL** **Householder (Full)**

Proposal: **Erection of ground floor rear/side extension**

Location: **190 Manor Gardens Cambridge Street St Neots**

Applicant: **Mr & Mrs Major**

Grid Ref: **519384 260302**

DESCRIPTION OF SITE AND APPLICATION

The site is located on the south side Manor Gardens in St Neots and accommodates a semi-detached, two-storey dwelling of brick and tile. It is accessed off the highway with hardstanding to the front of the property for parking. There is a gap between the side wall of the house and the side boundary shared with No. 188. The front boundary is bordered by planting and hedging with the parking area behind.

To the north the site borders the highway, to the east and west there are neighbouring dwellings which are also two-storey. To the south the site borders neighbouring gardens, which back onto the application property.

This application seeks permission for the erection of a single-storey side/rear extension following the demolition of an existing small storage building. The wraparound extension would measure 5.32 metres in width and would project 3.20 metres beyond the existing rear wall of the dwelling and 2.00m towards the side boundary (projecting to a point 800mm from this boundary). The extension would incorporate a dual pitch roof, measuring 2.9 metres and 3.60 metres to the eaves level and its highest point respectively. The extension would accommodate a proposed hobbies and a utility room. It would be constructed of brick, and tiles to match the existing.

NATIONAL GUIDANCE

The National Planning Policy Framework (December 2024) sets out the three objectives - economic, social, and environmental - of the planning system to contribute to the achievement of sustainable development. It further states so that sustainable development is pursued in a positive way, at the heart of the Framework is a presumption in favour of sustainable development.

The NPPF also sets out the Government's planning policies for (amongst other things):
* Making effective use of land
* Achieving well-designed, beautiful, and safe places;

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)
LP 11 Design Context

LP 12 Design Implementation
LP 14 Amenity
LP 17 Parking Provision and Vehicle Movement

Supplementary Planning Documents (SPD) and Guidance:

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 Neots Town Council - Support. Minimum impact on neighbours and makes efficient use of its site.

REPRESENTATIONS

None

SUMMARY OF ISSUES

The main issues to consider in the determination of this application are:

- Design and Visual Amenity
- Residential Amenity
- Parking provision and highway safety

*Design and Visual Amenity

Policies LP11 and LP12 of the Huntingdonshire Local Plan state, amongst other matters, that proposals 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, including natural, historic and built environment, contributes positively to the character and identity of the area and successfully integrates with adjoining buildings, the routes and spaces between buildings, topography and landscape. The NPPF at Section 12 refers to design.

The proposal comprises the erection of a single-storey extension to the side/rear of the property with the side element projecting 2.0m beyond the existing rear wall. Due to its design this part of the extension would have the appearance of a sloping lean-to roof running into the side wall of the main dwelling, resulting in it being subservient to it.

The proposed extension would thus reflect the character of the existing dwelling with materials to match.

As such, the proposal responds positively to its context or constraints, thereby being in accordance with policies LP11 and LP12 of the Huntingdonshire Local Plan. The proposal therefore complies with Policies LP11 and LP12 of the Huntingdonshire Local Plan.

*Residential Amenity

Policy LP14 of the Local Plan 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.

The proposal comprises the erection of an extension to the side/ rear. To the north the host dwelling would intervene. To the east, the side wall of the extension is set off the boundary with the other half of the semi-detached house by 3.5m

To the south the extension faces toward the rear garden (which measures approximately 15.0m in depth) and other rear gardens beyond which back onto the site.

To the west the side wall of the extension would measure 800mm to the boundary with the neighbouring property (No. 188). There is a new door and a window proposed to be located in the side wall of the proposed extension. This would bring the window close to the shared boundary which is currently open and views from this new window would be possible at an oblique angle into the existing side window at this property. There is currently no fence along this boundary to screen views and it may be difficult to achieve this as a shared path accessing the rear gardens runs along the centre line of the boundary. However there is already intervisibility between the existing side kitchen window and the neighbouring side window and this extension would not therefore significantly reduce the existing privacy levels of this site.

On this basis, the proposal would therefore not give rise to any unacceptable increased overlooking or overshadowing impacts.

By reason of siting, scale, design and massing, the development would not result in harm to the occupiers of any neighbouring dwellings and is therefore in accordance with Policy LP14 of the Huntingdonshire Local Plan.

*Highway safety and parking provision

The proposal comprises the erection of an extension which would include not include any additional bedrooms. There is adequate parking and turning to the front of the building to serve the enlarged dwelling. As such, the development is considered to accord with Policy LP17 of the Huntingdonshire Local Plan

*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;
* Would not have a harmful impact on highway safety;

CONTACT OFFICER:
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