HUNTINGDONSHIRE DISTRICT COUNCIL

24/02382/HHFUL

OFFICER REPORT

Case No: **24/02382/HHFUL** **Householder (Full)**

Proposal: **Demolition of rear single storey extension and conservatory and construction of part single and part two storey rear extension.**

Location: **48 High Leys St Ives PE27 6RX**

Applicant: **Mr & Mrs Petrolati**

Grid Ref: **530722 272129**

DESCRIPTION OF SITE AND APPLICATION

The application site at 48 High Leys 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 rear single storey extension and conservatory and construction of part single and part two 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;
* 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

85/01129/FUL - Extension and porch 48 High Leys St Ives (Permission)

CONSULTATIONS

St Ives Town Council - Support the application.

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 demolition of the existing rear single storey extension and conservatory, with the replacement by a part single and part two storey rear extension. The proposed extension measures approximately 4 metres in length, thus extending out to the rear less than the existing single storey extension and conservatory. The proposal also measures approximately 7.5 metres in width, matching that of the current extension. The two-storey section of the extension has a relatively shallow pitched roof, measuring a maximum height of approximately 6.9 metres, with eaves at 5 metres. This integrates the proposed rear extension with the existing dwelling, with its ridge height being set down lower than the main roof, with this also maintaining the hierarchy of the built form. The single storey section of the proposal has a lean-to roof, matching that of the front porch, with a maximum height of 3.5 metres and eaves at 2.6 metres. Overall, it can be considered that the proposal respects the built form of the existing dwelling, and the extension is to be integrated within the application site by the proposed use of materials which match existing. Therefore, the proposal respects the character and appearance of the dwelling and surrounding area, and is acceptable with regards to design and visual amenity. Additionally, it is worth noting that the proposal mimics the design of the extension of the neighbouring dwelling at 47 High Leys (reference 1000205FUL), which further integrates the development within the surrounding area.

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, alongside 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 impacts or loss of light, nor would there be any issues regarding overlooking or loss of privacy.

It is therefore considered that the proposal would not have a significant impact on residential amenity and therefore accords with Policy LP14 of Huntingdonshire District Council'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**