OFFICER REPORT

Case No: 25/00451/HHFUL Householder (Full)

Proposal: Proposed single storey side extension

Location: Apple Tree House Prices Farm The Hollow

Applicant: Mr & Mrs Caton

Grid Ref: 533165 286081

DESCRIPTION OF SITE AND APPLICATION

The site comprises of a two-storey detached dwellinghouse located at Prices Farm, The Hollow in Ramsey. The site is in Flood Zone 3.

The application seeks planning permission for a proposed single storey side 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 5: Flood Risk
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

1401113FUL - Demolition of existing two storey dwelling and erection of a 2 storey four bedroom dwelling and erection of a timber framed carport - Permission

17/02316/FUL – Erection of two storey dwelling and carport retrospectively – Permission

CONSULTATIONS

Ramsey Town Council voted unanimously for the application to be approved.

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
- Flood Risk

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).

The application site is occupied by a two-storey detached dwellinghouse of brick and tile construction with brown framed UPVC windows and doors. There is a detached garage sited to the north-west of the site and a large gravelled driveway to the front. The site is bound by a 2.5 metre high leylandii hedge.

The application seeks permission for a single storey side extension to create a games room. There would be two tall glazed windows to the front elevation and glazing to the rear elevation. It would have a flat roof design with an overall height of approx. 3.4 metres. The log burner flue would sit just above the overall roof height. The proposed materials would be a brick plinth with brickwork to match the existing and black timber boarding. Given the remote location of the site, and the existing garage materials consisting of brickwork and black timber boarding, the proposed extension 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, due to the large separation distances between the application site and neighbouring residential properties, it is considered that the proposed extension would not have a significant impact upon the residential amenities of neighbouring properties.

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.

Flood Risk

The application site is in Flood Zone 3 as identified by the Huntingdonshire Strategic Flood Risk Assessment (2017), which means it has a high probability of flooding. The applicant has submitted the required household checklist which confirms that: the floor levels with the proposed development are set no lower than existing levels.

Given the scale of the proposal, the submitted information is considered acceptable in this instance. The proposal is therefore considered acceptable and complies with Policy LP5 of the Local Plan to 2036 and the NPPF 2021 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;
* Would not result in increased flood risk in the locality

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**