OFFICER REPORT

Case No: 25/00606/HHFUL Householder (Full)

Proposal: Single storey rear extension

Location: 20 Beatty Road Eaton Socon St Neots

Applicant: Mr Patel

Grid Ref: 516669 258919

DESCRIPTION OF SITE AND APPLICATION

The property is a detached two storey brick house located in a residential area of Eaton Socon.

The site is situated within flood zone 1 and there are no designated heritage assets in the vicinity.

Officers have scrutinised the plans and have familiarised themselves with the site and surrounding area.

The application is for the erection of a single storey rear extension.

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 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

Huntingdonshire Design Guide Supplementary Planning Document (2017):
* Place Making Principles - Part 3.7 Building Form

St Neots Neighbourhood Plan 2014-2029 (2016)
* Policy A3 – Design

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

PLANNING HISTORY

0501144PDE - Proposed realignment of boundary fence – planning permission not required 28.04.2005

CONSULTATIONS

St Neots Town Council recommends approval. It is considered that the proposal improves the property and makes efficient use of the site.

REPRESENTATIONS

One comment has been received from the neighbouring property to the west (no.18), with comments summarised below:

- Currently experience light from a security light illuminating the side of the house and shining into the kitchen and bathroom.
- No objection to the principle of an extension, but any lighting should be positioned to that it does not illuminate the side entrance and windows of no. 18.

Officer comment – Neighbour comments are noted. The application does not include security lighting, and any future lighting could be erected without the need for planning permission. Therefore any future lighting should be erected in consultation with neighbouring properties.

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

Policies LP11 and LP12 of the Huntingdonshire Local Plan to 2036 state that developments should respond positively to their context, draw inspiration from the key characteristics of its surroundings and contribute positively to the area's character and identity.

The proposal is for the erection of a single storey rear extension, providing an open plan kitchen and dining area. It will extend out by 2.9 metres to become flush with the rear elevation of the side garage. It will have a monopitch roof with three rooflights and bi-fold doors out to the garden. Materials are to match the existing main dwelling, helping the additions to blend in with the original property.

Therefore, it is considered that the scale, bulk and design of the development complement the host building and would not harm the general character of the area. The proposal, therefore, accords with LP11 and LP12 of Huntingdonshire's Local Plan to 2036 (2019) and Policy A3 of the St Neots Neighbourhood Plan 2014-2029 (2016) in this regard.

*Residential Amenity

Policy LP14 of the Local Plan to 2036 states 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.

Due to the location and height of the proposed extension, it is considered that there will be no significant detrimental impact upon the residential amenity of neighbouring properties. It is noted that the neighbouring property to the west is sideways to the application site, with the rear garden of the application dwelling facing the side elevation of no.18 Beatty Road. Concerns raised by the neighbour are noted. However, the extension is a single storey extension, with a garden depth of 10 metres being retained. If the applicant were to erect any future outside lighting, the impact on the neighbouring property to the west (no.18) should be considered.

Therefore, overall, the development is considered acceptable in terms of overshadowing, overlooking, loss of privacy, loss of light and would not have a significant impact upon residential amenity. The proposal, therefore, accords with LP14 of Huntingdonshire's Local Plan to 2036 (2019) 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.

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CONTACT OFFICER:
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