OFFICER REPORT

Case No: 25/00332/HHFUL **Householder (Full)**

Proposal: **Demolition of 2 single garages and lean-to extension. and proposed single storey side extension.**

Location: **Crosswinds 2 Back Road Caldecote**

Applicant: **Pestell**

Grid Ref: **514270 288348**

DESCRIPTION OF SITE AND APPLICATION

The site comprises of a detached bungalow located on Back Road in Caldecote. There are no constraints relevant to the site.

The application seeks planning permission for the demolition of 2 single garages and lean-to extension and 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 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

None relevant.

CONSULTATIONS

Denton and Caldecote Parish Council were consulted but no comments were received at the time of determination.

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
- Parking

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).

Back Road hosts a small number of detached dwellings of varying designs. Crosswinds is a detached bungalow of brick and tile construction with two detached single garages to the west and a glazed lean-to extension to the side/rear. There is a grassed garden area to the front of the site with a hardstanding driveway which would park up to 4 vehicles.

The application seeks permission for the demolition of the two single garages and lean-to extension and propose a single-storey pitched roof side extension. The extension would replace the existing garages and lean-to and create kitchen/dining/living space and a utility room. The proposed extension would match the height of the existing dwelling and would extend approx. 7.5 metres to the west. The proposed materials would be off white render on a brick skirt with rooftiles to match the existing dwelling. Windows and doors would be UPVC/metal. 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, the proposed extension would be sited to the west of the site. There are no neighbouring sites to the west. Neighbouring site to the east would not be impacted by the proposed extension given the siting and scale of the proposal.

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.

Parking

Whilst it is acknowledged that the proposal would see the demolition of two existing garages, there would remain ample off road parking for up to 4 vehicles which would be considered acceptable.

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;

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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