HUNTINGDONSHIRE DISTRICT COUNCIL

25/00562/HHFUL

OFFICER REPORT

Case No: **25/00562/HHFUL** **Householder (Full)**

Proposal: **Amendment to existing single storey front extension and proposed rear Bi folding doors**

Location: **2 Church Leys Fenstanton Huntingdon**

Applicant: **Morris**

Grid Ref: **532332 268556**

DESCRIPTION OF SITE AND APPLICATION

The application site at 2 Church Leys is occupied by a two-storey end of terrace dwellinghouse located within a residential area in Fenstanton. The site is in Flood Zone 1 of the Environment Agency's Flood Map for Planning and there are no constraints relative to the site.

This application seeks permission for the amendment to existing single storey front extension and proposed rear bi folding doors.

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

Throughout the lifetime of the application, revised plans have been received which show an alteration of the external wall materials, from cladding to brickwork to match the existing dwelling. In this instance, on the balance of fairness, further consultation on this matter was not considered to be necessary.

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

8200385FUL - RESITING OF SCREEN FENCE 2 CHURCH LEYS FENSTANTON (Permission)

88/02021/FUL - Extension to dwelling 2 Church Leys Fenstanton (Permission)

02/00257/FUL - Extension to dwelling (Permission)

21/01062/HHFUL - Single storey front extension and two storey side extension (Permission)

CONSULTATIONS

Fenstanton Parish 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 site at 2 Church Leys is occupied by a two-storey dwellinghouse located within a residential area in Fenstanton. The application seeks permission for alterations to the existing single storey front extension, alongside the installation of bi-fold doors to the rear elevation of the dwelling. When considering the bi-fold doors, these are acceptable with regard to design and will not have a significant impact on the character and appearance of the area due to their location to the rear of the dwelling.

The alterations to the front extension consist of increasing its width to the north west, taking the total width from approximately 2.9 metres to 5.5 metres, expanding across the main primary frontage of the dwelling. When taking into account the adjacent dwellings, there is a clear trend of extensions which project from the primary frontage and are of dimensions which mimic that of the width of the dwellings. As such, the design of the extension will not result in any detrimental impacts upon the immediate surroundings, and integrates well within the area when considering

the built form of the adjacent terraced dwellings. Additionally, it is noted that the height of the single storey front extension is to be increased slightly, to measure a maximum ridge height of approximately 3 metres. This mimics the height of the adjacent dwelling, and is therefore acceptable in this regard.

After liaising with the agent regarding the proposed materials for the external walls of the extension, the front extension is to consist of brickwork to match the host dwelling. This integrates the development within the host dwelling and surrounding area, and it is considered that the proposal will not have a detrimental impact on the character or appearance of the area and is acceptable with regards to design.

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 proposed development, alongside having regard to adjacent properties, it is not considered that there would be any unacceptable material impacts in terms of overbearing or loss of light, nor would there be any issues relating to overlooking or loss of privacy.

Overall, taking these factors into account, 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 HDC'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.

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CONTACT OFFICER:
Enquiries about this report to **Josh France**