OFFICER REPORT

Case No: 24/01895/HHFUL **Householder (Full)**

Proposal: **Erection of single storey rear extension and side elevation with internal alterations to existing layout**

Location: **12 Roman Way Stilton Peterborough**

Applicant: **MR PAUL O'DONOVAN**

Grid Ref: **516044 289924**

DESCRIPTION OF SITE AND APPLICATION

The application site is occupied by a detached bungalow located on Roman Way in Stilton. There are no constraints relevant to the site and the site is in Flood Zone 1.

The application seeks planning permission for the erection of single storey rear extension and side elevation with internal alterations to existing layout.

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.

CONSULTATIONS

Stilton Parish Council state that while this is a larger extension with internal changes, the plot is adequate and off-road parking is maintained even with the loss of the current garage. The Parish Council is happy to recommend approval.

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).

The application site is a detached bungalow located at the end of a cul-de-sac to the northern end of Roman Way and is of brick and tile construction. Roman way hosts a mix of one and one and a half storey dwellings of brick and tile construction and the use of cladding is used in the immediate vicinity.

The proposed rear and side extensions would create additional bedrooms/bathrooms and living space. The side extension would sit back approx. 2.9 metres from the front of the host dwelling, making a subservient addition, and would measure approx. 10.6 metres in depth and 13.725 metres in width extending across the rear of the bungalow. There would be bi-fold doors to the rear, a window to the western side elevation and the front door would be relocated to the front of the proposed side extension.

The proposed materials would be medium density concrete blocks to the new external walls with sand cement render with off-white exterior emulsion paint finish to all walls, concrete interlocking tiles to match the existing and UPVC double glazed windows and bi-fold doors in light olive green. Whilst it is acknowledged that there are no similar materials in the street scene, it is not considered that it would result in any unacceptable harm to the character and appearance to the surrounding area and therefore these materials would be considered acceptable.

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.

With regards to neighbour amenity, the proposed extensions would be single storey sited approx. 5.955 metres from the boundary between the application site and No 14. There are no windows proposed that would offer views to windows serving habitable rooms or private amenity space. It is therefore not considered that there would be any detrimental harm to any neighbouring sites.

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

It is noted that the proposal would see the loss of the existing garage, however, adequate off road parking would still be available and this 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:

Enquiries about this report to **Robyn Kerrigan**