HUNTINGDONSHIRE DISTRICT COUNCIL

24/02381/HHFUL

OFFICER REPORT

Case No: **24/02381/HHFUL** **Householder (Full)**

Proposal: **Rear single-storey flat roof extension to replace existing conservatory including internal alterations and insertion of new external door in gable wall.**

Location: **12 Baird Close Yaxley Peterborough**

Applicant: **Mr Ashley Oxer**

Grid Ref: **517674 292867**

DESCRIPTION OF SITE AND APPLICATION

The application site is occupied by a two-storey detached dwellinghouse located on Baird Close in Yaxley. There are no constraints relevant to the site.

The application seeks planning permission for a rear single-storey flat roof extension to replace existing conservatory including internal alterations and insertion of new external door in gable wall.

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

Yaxley Parish Council are in support of this application as it is replacing an existing structure of a similar footprint and is in keeping with other houses in the area.

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

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 two-storey detached dwellinghouse located in a cul-de-sac to the north of Baird Close. Baird Close hosts mostly two-storey detached dwellinghouses of similar scales with varying styles/designs.

The proposal would see the demolition of the existing conservatory to the rear and the erection of a single-storey flat roofed extension on a similar footprint. The extension would create additional dining/living space and would measure approx. 3.486 metres in depth, 5.411 metres in width and would have a flat roof design with an overall height of approx. 3.277 metres. A roof lantern would be added to the flat roof. There would be doors to the rear elevation. A new door would also be added to the side elevation. The proposed materials would be red facing brick work to match the existing host dwelling, single ply/GRP flat roofing, white UPVC windows and white aluminium/composite door.

Given the siting, scale and design of the proposal, it considered acceptable and would not have a detrimental impact on the character and appearance of the 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.

With regards to neighbour amenity, the proposed extension would be single-storey and would replace an existing conservatory. There would be no windows or doors that would offer views to windows serving habitable rooms or private amenity space. It is therefore not considered that the proposals would cause 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.

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**