HUNTINGDONSHIRE DISTRICT COUNCIL

25/00906/HHFUL

OFFICER REPORT

Case No: **25/00906/HHFUL** **Householder (Full)**

Proposal: **Single storey side extension**

Location: **44 Cordwainer Road Godmanchester Huntingdon**

Applicant: **Mr James Hardy**

Grid Ref: **525632 269961**

DESCRIPTION OF SITE AND APPLICATION

The dwelling is a detached two storey buff brick house with attic accommodation, located within a new housing development in a residential area of Godmanchester. The application site is situated in 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 side extension. It is noted that following Officer concerns, revised plans have been received. The revisions were for minor design details and therefore it was not considered necessary to reconsult on the revised plans.

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

Godmanchester Neighbourhood Plan 2017-2036
* 6 Housing
GMC13: Residential Development

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

PLANNING HISTORY

None

CONSULTATIONS

Godmanchester Town Council recommends approval.

HDC Urban Design Team – requested amendments.

Officer comments – Urban Design comments were forwarded to the agent and revisions sought. These have been adopted. Due to the minor amendments requested, it was not considered necessary to reconsult.

REPRESENTATIONS

No objections received at 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

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 a single storey side extension to the northern side facing elevation of the dwelling. It is within a side area of private amenity space, adjacent to a shared driveway for a number of properties to the rear. The proposed extension is set back from the front elevation with a monopitch roof with two rooflights and a window to the front and side, providing light to the open plan kitchen/dining area. It is to be constructed of materials to match the existing main dwelling, helping the addition to blend in with the original property. The existing hedging to the side northern boundary will remain, softening the addition.

Therefore, it is considered that the scale, bulk and design of the development complements 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) 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.

The proposed side extension is adjacent to a shared driveway. Fenestration details to the northern side facing elevation are at ground floor level and will face the driveway and are opposite the neighbouring dwelling to the north. It is noted that there are existing windows within the northern side elevation and therefore this is an existing view. Therefore, due to the location and size of the proposal, it is considered that there will be no significant detrimental impact upon the residential amenity of neighbouring properties to warrant refusal of the application.

Therefore, 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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