OFFICER REPORT

Case No: 24/01918/HHFUL Householder (Full)

Proposal: Erection of two storey extension to the side and single storey extension to the of dwelling.

Location: 46 Lucks Lane Buckden St Neots

Applicant: Mrs Laura Warmsley

Grid Ref: 519385 267252

DESCRIPTION OF SITE AND APPLICATION

This application relates to 46 Lucks Lane, a two-storey detached dwelling located on a residential road within the village of Buckden. The site is situated within flood zone 2 and there are no designated heritage assets in the vicinity.

The application seeks to erect a two-storey extension to the side and single storey extension to the rear of the main dwelling.

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) paragraph 8 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 also sets out the Government's planning policies for (amongst other things):
* making effective use of land
* achieving well-designed, beautiful, and safe places;
* conserving and enhancing the natural 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)
LP 11 Design Context
LP 12 Design Implementation
LP 14 Amenity
LP 31 Trees, Woodland, Hedges and Hedgerows

Buckden Neighbourhood Plan 2020 - 2036

Policy 5.6 - Building Design

Supplementary Planning Guidance/Documents:

Huntingdonshire Design Guide Supplementary Planning Document (2017):
3.1 Place Making Principles
3.7 Building Form

Huntingdonshire Landscape and Townscape Supplementary Planning Document 2022

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

PLANNING HISTORY

No relevant planning history

CONSULTATIONS

Buckden Parish Council recommend approval.

REPRESENTATIONS

Representations have been received from the following addresses;
44 Lucks Lane, Buckden

Full comments can be viewed online but broadly relate to;
- Loss of privacy provided by hedgerow currently lining the council footpath between the proposal site and neighbouring properties.
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SUMMARY OF ISSUES

The key issues to be considered are as follows: -
Design and Visual Amenity
Residential amenity
Impact on trees

Design and Visual Amenity
The relevant policies within Huntingdonshire's local plan to 2036, relating to Design and Visual Amenity are LP 11 Design Context and LP 12 Design Implementation and Policy A3 Design of the St Neots Neighbourhood Plan 2014 - 2029.

The proposal is for the erection of a two-storey side extension to the North of the host dwelling and a single storey rear extension in materials to match that of the existing.

It is considered that the proposed siting, scale, design and materials are sympathetic to the host dwelling and would have no adverse visual impact on the surrounding locality. Materials and plans will be secured by condition.

Given the above, the proposed scale, design, and layout of the extensions would not result in any significant harm to the character and appearance of the local area. Therefore, the proposal accords with Policies LP11 and LP12 of Huntingdonshire's Local Plan to 2036, Policy 5.6 of the Buckden Neighbourhood Plan 2020 - 2036, Huntingdonshire Design Guide 2017, and Huntingdonshire Landscape and Townscape Supplementary Planning Document 2022 in this regard.

Impact on residential amenity

Regarding residential amenity, the relevant policy within the local plan to 2036 (LP 14 Amenity), applies.

No objections have been received from neighbouring occupiers however representations have been made relating to concern at losing hedging between the proposal site and the neighbouring property.

The proposal site benefits from a large plot with a substantial front and rear garden. The proposed two storey extension is to abut the boundary to the North with the council pathway. This will involve the removal of hedges to the pathway that sits between the host dwelling and the neighbours at number 44 Lucks Lane. Whilst concerns raised regarding privacy during construction this is not a material consideration for determining the acceptability of the final proposal and due to the scale of the development would not reasonably attract a condition to mitigate any overlooking concerns through construction.

In terms of overlooking, no windows are proposed in the side elevation of the proposed two storey side extension which faces 44 Lucks Lane. The windows within the proposal to the front and rear elevations on the first floor of the extension due to distances and angles do not raise concern with overlooking on 44 Lucks Lane nor 6 or 8 Morris Close.

Officers consider that the distances, scale, design and location of the proposed two storey side and single storey rear extension does not present any concerns with regards to overbearing or overshadowing.

Given the above, the location, size, and design of the development is considered unlikely to give rise to any significant amenity impacts in terms of overlooking, overbearing, or overshadowing or other environmental impacts. The proposal is therefore compliant with Local Plan Policy LP14 of Huntingdonshire's Local Plan to 2036 in this regard.

Impact on Trees, Woodland, Hedges and Hedgerows

In this regard, the relevant policy with the local plan to 2036 (LP 31 Trees, Woodland, Hedges and Hedgerows) seeks to conserve and enhance any existing tree, woodland, hedge, or hedgerow of value that would be affected by the proposed development.

The application site is bordered with a number of well-established trees. Due to the proximity of the trees to the proposed works, pre commencement condition to secure a tree protection plan is considered necessary, relevant and reasonable for the protection of the trees during construction.

This has been agreed by the applicants agent.

Overall, the development is considered acceptable, subject to condition, in terms of impact on the current trees on and adjacent to the site, and therefore accords with Policy LP31 of Huntingdonshire's Local Plan to 2036 in this regard.

CONCLUSION

Taking the above matters into consideration the proposed development is considered to be compliant with relevant national and local planning policies, in that it

- is of an appropriate scale and design;
- it would not have a harmful impact upon the character and appearance of the area;
- it would not have a significantly detrimental impact upon the amenity of the neighbours;
- would not have a harmful impact upon trees on or adjacent to the site; and
- there are no other material consideration that effect the proposal.

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.

If you would like a translation of this document, a large text version or an audio version, please contact us on 01480 388424 and we will try to accommodate your needs.

CONTACT OFFICER:
Enquiries about this report to **Andrea Dollard**