OFFICER REPORT

Case No: 24/01905/HHFUL **Householder (Full)**

Proposal: **Proposed single storey rear extension with pitched roof over new extension and existing Utility (replacing existing flat roof).**

Location: **28 St James Road Little Paxton St Neots**

Applicant: **Mr Karl Samal**

Grid Ref: **518788 263104**

DESCRIPTION OF SITE AND APPLICATION

The dwelling is a brick two storey detached house located within a residential area of Little Paxton. Officers have scrutinised the plans and have familiarised themselves with the site and surrounding area.

The site is situated in flood zone 1 and there are no designated heritage assets in the vicinity.

The application is for a single storey rear extension.

NATIONAL GUIDANCE

The National Planning Policy Framework (19th December 2023) (NPPF 2023) sets out the three objectives - economic, social and environmental - of the planning system to contribute to the achievement of sustainable development. The NPPF 2023 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 2023 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

Huntingdonshire Design Guide Supplementary Planning Document (2017):
* Place Making Principles - Parts 3.5 Parking and Servicing and 3.7 Building Form

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

PLANNING HISTORY

No relevant recent history

CONSULTATIONS

Little Paxton Parish Council recommends approval. It was noted that the application will have no detrimental impact on either the area or neighbouring properties.

REPRESENTATIONS

1 representation has been made. This is in support of the application as they feel it will have no detrimental impact on the house or streetscene. No impact on neighbours either due to its single storey nature and position.

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 rear extension.

The proposed works will provide extend the kitchen into a kitchen diner area and create a study area to the rear. It is to be constructed of matching materials, helping the addition to blend in with the main existing dwelling. The proposal extends beyond the rear elevation by 3.2metres in projection, with a pitched roof design and adding a pitched roof to part of the side extension over the utility. This is small scale and does not overdominate the property of harm its character, being in keeping in materials and pitched roof.

There is a defining characteristic on the street of front projecting garages with flat roofs which is very dominating. This will not be impacted and the proposal does not harm the character or appearance of the streetscene.

Therefore, overall, 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 proposal is small ins cale being single storey with a projection of 3.2m from the rear wall. Thus it is not felt that it will cause significant overshadowing or overdominance to the neighbours based

on this scale. The windows face down the garden and not directly into neighbouring amenity. These will also be screened by boundary treatment given the single story nature of the proposal.

Therefore, overall, the development is considered acceptable in terms of overshadowing, overlooking and overdominance 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:

Enquiries about this report to **Hannah Hodges**