HUNTINGDONSHIRE DISTRICT COUNCIL

25/00924/HHFUL

OFFICER REPORT

Case No: **25/00924/HHFUL** **Householder (Full)**

Proposal: **Demolition of existing outbuilding and erection of single storey rear/side extension**

Location: **17 Church Close Stilton Peterborough**

Applicant: **Miss Claire Parker**

Grid Ref: **516044 289108**

DESCRIPTION OF SITE AND APPLICATION

The application site at 17 Church Close is occupied by a two-storey semi-detached dwellinghouse located in a residential area within Stilton. The site is in Flood Zone 1 of the Environment Agency's Flood Map for Planning and there are no constraints relative to the site.

This application seeks permission for the demolition of an existing outbuilding and the erection of a single storey rear/ side extension.

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;
* 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

Neighbourhood Plan and relevant policies where applicable

Huntingdonshire Design Guide Supplementary Planning Document (2017):

* Place Making Principles parts 3.7 Building Form and 3.8 Building Detailing

Huntingdonshire Landscape and Townscape Supplementary Planning Document (2022)

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

RELEVANT PLANNING HISTORY

15/01228/FUL - Erection of outbuilding for use as physiotherapy practice (retrospective) (Permission)

20/01237/FUL - Change of use of outbuilding from physiotherapy practice to residential play room to be used as incidental enjoyment to the main dwelling. (Permission)

CONSULTATIONS

Stilton Parish Council - Recommends approval, the planned extension does not compromise the existing street scene and is like other property extensions 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

The application site at 17 Church Close is occupied by a two-storey semi-detached dwellinghouse located within a residential area in Stilton. The application seeks permission for the erection of a single storey rear/ side extension, following the demolition of the existing outbuilding which was approved retrospectively under planning reference 15/01228/FUL. In terms of its form, the proposed extension is minor in scale and acts subservient to the host dwelling, especially when comparing the proposal to the scale of the existing outbuilding. The proposed extension measures approximately 6 metres in depth and 8.5 metres in width, extending across the full width of the host dwelling and projecting 1.9 metres beyond the existing northern elevation. The extension consists of a flat roof, with a maximum height of approximately 3.2 metres. Whilst the maximum height of proposed extension is set down lower than that of the adjacent extension it would adjoin, and would not match in terms of design, in this case, on balance, as the extension is single storey and not visible from the public realm, it is considered visually acceptable in this regard. Additionally, the extension is to be integrated within the application site with the proposed use of materials which match existing, and is considered acceptable with regards to design, with no detrimental impact upon the character or appearance of the street scene or wider area.

Overall, taking the above factors into consideration, the proposed development is considered to be acceptable with regard to design and visual amenity and would not have a significantly detrimental

impact upon the character or appearance of the area. It therefore accords with Policies LP11 and LP12 of Huntingdonshire's Local Plan to 2036 in this regard.

*Residential Amenity

Given the scale and location of the extension to the rear and considering the scale of the existing outbuilding to be demolished, alongside having regard to the proximity and separation to the adjacent dwellings, it is not considered that there would be any unacceptable material impacts in terms of overbearing or loss of light, nor would there be any issues regarding loss of privacy or overlooking.

Overall, taking these factors into account 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 HDC'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 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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