HUNTINGDONSHIRE DISTRICT COUNCIL

25/00789/HHFUL

OFFICER REPORT

Case No: **25/00789/HHFUL** **Householder (Full)**

Proposal: **Erection of single storey extension to the rear, replacing existing conservatory. Pitched roof over new extension and existing flat roof extension.**

Location: **31 High Street Needingworth St Ives**

Applicant: **Mrs Gail Paton**

Grid Ref: **534223 272057**

DESCRIPTION OF SITE AND APPLICATION

The application site at 31 High Street is occupied by a single storey detached bungalow located within a residential area in Needingworth. Whilst the site is not located within a Conservation Area, there are a number of Listed Buildings in the vicinity, including the adjacent Grade II Listed Building at 29 High Street. The application site falls within Flood Zone 1 of the Environment Agency's Flood Map for Planning.

This application seeks permission for the erection of a single storey extension to the rear, replacing the existing conservatory, alongside a pitched roof over new extension and existing flat roof 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
LP34: Heritage Assets and their Settings

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

1301356FUL - Single storey extension and single garage (Permission)

1401260NMA - Amendment to Planning Permission 1301356FUL to add obscure glazed window to outside wall of en-suite. To change roof tiles of extension and original dwelling (Other Consent)

CONSULTATIONS

Needingworth Parish Council - Supports the application, has no planning reason to object.

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
- Impact on Heritage Assets
- Residential Amenity

*Design and Visual Amenity

The application site at 31 High Street is occupied by a single storey detached bungalow located within a residential area in Needingworth. The application seeks permission for the erection of a single storey extension to the rear, alongside a pitched roof over the extension and existing flat roof extension at the rear of the dwelling. When considering the form of the proposed extension, the development is to occur over the same footprint as the existing conservatory, which is to be demolished as part of the proposals. The proposal measures approximately 3 metres in length and 3.8 metres in width. As such, comparing this to the form of the existing dwelling, the extension is minor in scale, and acts subservient to the host dwelling. The pitched roof proposed as part of the extension, along with the existing extension adjacent, is in keeping with the design of the existing bungalow, and has a maximum ridge height of 4.4 metres with eaves at 2.6 metres. With the ridge height of the roof set below the maximum height of the existing bungalow, this ensures that the development is integrated with and acts subservient to the host dwelling, and is acceptable in terms of design. The proposals integration is further supported by the use of materials to match existing, ensuring there is no significant impact upon the character or appearance of the dwelling. The location of the extension to the rear of the bungalow also ensures that there is no impact to the appearance of the street scene.

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.

*Impact on Heritage Assets

As detailed above, whilst the application site is not located in a Conservation Area, nor is the dwelling a Listed Building itself, there are a number of Grade II Listed Buildings in the vicinity, including the adjacent 29 High Street. As such, it should be regarded that:

Section 72 of the Planning (LBCA) Act 1990 states that special attention shall be paid to the desirability of preserving or enhancing the character or appearance of a Conservation Area.

Section 66 of the Planning (LBCA) Act 1990 states that in considering whether to grant planning permission for development which affects a listed building or its setting, the Local Planning Authority shall have special regard to the desirability of preserving the building or its setting or any features of special architectural or historic interest which it possesses.

Para. 212 of the NPPF sets out that 'When considering the impact of a proposed development on the significance of a designated heritage asset, great weight should be given to the asset's conservation (and the more important the asset, the greater the weight should be). This is irrespective of whether any potential harm amounts to substantial harm, total loss or less than substantial harm to its significance'.

Para. 213 states that 'Any harm to, or loss of, the significance of a designated heritage asset (from its alteration or destruction, or from development within its setting), should require clear and convincing justification'

Local Plan policy LP34 aligns with the statutory provisions and NPPF advice.

Officers note that when taking into account the proposed location of the rear extension and roof alterations, it is not considered that the proposal would have a significantly detrimental impact upon the adjacent Grade II Listed 29 High Street, due to the boundary treatment between the dwellings, alongside the resulting limited views of the application site from the Listed Building. This is further supported by the location of the extension sited to the south of the application site, a substantial distance away from the boundary of number 29. Additionally, as previously mentioned, it is considered that the proposal will integrate well within the host dwelling and application site, and therefore its impact on the adjacent Listed Building at 29 High Street is minimal. The location of the extension at the rear of the dwelling also results in no significant impacts to the Listed Buildings opposite the application site along High Street. Taking this into account, it is considered that there will be a neutral impact upon the designated heritage assets, and is considered acceptable in this regard.

Therefore, having regard to the above considerations, the development is considered to be acceptable with regard to its impact on the designed heritage assets and therefore accords with Policy LP34 of the Local Plan, the Planning (Listed Buildings and Conservation Areas) Act 1990 and the provisions of the NPPF (2024).

*Residential Amenity

Given the scale and location of the proposed extension to the rear of the bungalow in place of the existing conservatory, alongside having regard to the separation to adjacent properties, 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 relating to overlooking or loss of privacy.

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 designated heritage assets;
* 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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