HUNTINGDONSHIRE DISTRICT COUNCIL

25/00992/HHFUL

OFFICER REPORT

Case No: **25/00992/HHFUL** **Householder (Full)**

Proposal: **Erection of single storey rear extension to dwelling.**

Location: **19 St Georges Close Brampton Huntingdon**

Applicant: **Alison Dalton**

Grid Ref: **521499 270264**

DESCRIPTION OF SITE AND APPLICATION

The application site at 19 St Georges Close is occupied by a two-storey detached dwellinghouse located in a residential area within Brampton. The site falls partly within Flood Zone 2 of the Environment Agency's Flood Map for Planning with no other constraints relative to the site.

This application seeks permission for the erection of a single storey rear extension to 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) 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)

LP5: Flood Risk
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)

Huntingdonshire Strategic Flood Risk Assessment (2024)

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

RELEVANT PLANNING HISTORY

9601659OUT - Residential development (1.14 ha) Land at Buckden Road Brampton - (Permission)

98/00170/REM - Approval of layout, siting & design for the erection of 15 dwellings & means of access (Details Approved)

20/01469/HHFUL - First floor extension (Permission)

21/01143/HHFUL - Demolish existing conservatory and replace with an orangery (Permission)

CONSULTATIONS

Brampton Parish Council - Recommend approval, request the new materials match existing as closely as possible.

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
- Flood Risk

*Design and Visual Amenity

The application site at 19 St Georges Close is occupied by a two-storey detached dwellinghouse located within a residential area in Brampton. The application seeks permission for the erection of a single storey rear extension, replacing the existing conservatory. In terms of its form, the proposed extension is minor in scale and acts subservient to the host dwelling. The proposed extension measures 7.7 metres in width and extends from the dwellinghouse a maximum of 5.3 metres. The extension consists of a predominantly lean-to roof with a pitched element, with a maximum height of approximately 4 metres, with the lean-to element at 3.4 metres in height, and eaves at 2.1 metres. While the proposed use of render does not match the existing materials of the rear of the host dwelling, it is noted that the dwelling does utilise render on the principal elevation. With the proposed render matching the appearance of the existing render on the dwelling, this is considered acceptable in terms of design. Additionally, due to the location of the extension at the rear, it is not visible from the public realm and will therefore not have a detrimental impact upon the character or appearance of the street scene. As such, the proposal is acceptable in this regard and would not result in harm to the character or appearance of the 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 of the dwelling, 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.

*Flood Risk

The application site lies partly in Flood Zone 2, where part of the proposed development is to take place, and thus is liable to flood. It is noted that as the proposal would be considered 'minor development' as per the NPPF (2024), it is therefore not subject to Sequential or Exception Tests. The NPPF however does state that a Site-Specific Flood Risk Assessment should accompany applications for development within Flood Zone 2, which whilst in this case has not been provided, the flood mitigation measures submitted as part of the application are considered acceptable to limit the risk of flood in the locality and shall be secured by condition. Additionally, officers have taken into consideration the nature of the development, and it is considered that this would not result in significant issues in terms of surface water or altering flood risk when taking into account the surrounding area.

Therefore, taking the above into account the development is considered to be acceptable with regard to its approach to flooding and will not (given its scale and use) result in an increased risk of flooding in the locality. It therefore accords with Policy LP5 of the Local Plan to 2036.

*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;
* Would not have a detrimental impact on flood risk in the area.

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 **Josh France**