HUNTINGDONSHIRE DISTRICT COUNCIL

25/00305/HHFUL

OFFICER REPORT

Case No: **25/00305/HHFUL** **Householder (Full)**

Proposal: **Erection of a single storey extension to the front of the house**

Location: **40 American Lane Huntingdon PE29 1TY**

Applicant: **Miss Mea Harper**

Grid Ref: **524522 272516**

DESCRIPTION OF SITE AND APPLICATION

The application site at 40 American Lane is occupied by a two-storey semi-detached dwellinghouse located in a residential area within Huntingdon. 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 erection of a single storey extension to the front of the house.

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

Huntingdon Neighbourhood Plan 2018-2026 (2019)

Huntingdonshire Landscape and Townscape Supplementary Planning Document (2022)

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

RELEVANT PLANNING HISTORY

None relevant.

CONSULTATIONS

Huntingdon Town Council - No comments.

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 40 American Lane is occupied by a two-storey semi-detached dwellinghouse located within a residential area in Huntingdon. The application seeks permission for the erection of a single storey extension to the front of the house. When considering the form of the proposed front extension with the existing dwelling, the proposal is minor in scale. The proposed front extension would measure approximately 3.3 metres in width and 2 metres in depth. The proposal includes a lean-to roof design with a maximum ridge height of 3.6 metres with eaves at 2.3 metres. Taking into account the proposed dimensions, it is considered that the addition would have a neutral impact on the wider area and is considered acceptable with regards to design.

It must be noted that guidance in Huntingdonshire District Council's (HDC) Design Guide (2017) states extensions to the front of the property should be avoided as building out from the front creates an unbalanced façade and disrupts the line of the street. However, taking the wider context of the street into account, this would not be the case for this application. The proposed front porch is integrated within the street scene, as the layout of surrounding semi-detached dwellings are not 'flat fronted', with numerous examples of front porches and extensions along American Lane which the application site is located. The integration of the extension within the application site is also supported through the proposed use of materials to match existing. In terms of design and materials used, this therefore provides a positive contribution to the character and appearance of the area whilst echoing the style of the existing dwelling, so the proposed front porch is considered acceptable in this instance.

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 front extension and having regard to the proximity to the adjacent buildings, it is not considered that there would be any unacceptable material impacts in terms of loss of privacy or overlooking, nor would there be any overbearing or loss of light impact.

Given that part of the proposed front extension will be occupied by a half bathroom, a condition shall be attached to the permission for the proposed north-eastern facing window to be obscure glazed, in order to prevent overlooking from adjacent properties thus ensuring a high standard of residential amenity for the occupiers of 40 American Close.

Overall, taking these factors into account the development, subject to condition, 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.

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 **Josh France**