OFFICER REPORT

Case No: 25/00325/HHFUL Householder (Full)

Proposal: Proposed single storey rear flat roof extension

Location: 9 High Street Bluntisham Huntingdon

Applicant: Mr Adam Bond

Grid Ref: 536792 274679

DESCRIPTION OF SITE AND APPLICATION

No. 9 High Street is a two-storey detached dwellinghouse located in a predominantly residential area of Bluntisham. The property is located within the Bluntisham Conservation Area and is directly opposite the Grade II Listed Building of No. 26 High Street, Bluntisham.

This application seeks permission for the erection of a single-storey flat roof extension to the rear of the property to provide an extended kitchen/dining/family room with sperate utility and shower room. The proposed extension would measure a maximum depth of 6.5m, a width of 10.7m and a maximum height of 2.6m. The proposal would be constructed with a brick plinth and black timber cladding with an imitation lead coloured roof.

Officers have scrutinised the plans and have familiarised themselves with the site and surrounding area.

NATIONAL GUIDANCE

The National Planning Policy Framework (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.

Sections 66 and 72 of the Planning (Listed Buildings and Conservation Areas) Act 1990, 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

Supplementary Planning Documents (SPD) and Guidance:

Huntingdonshire Design Guide Supplementary Planning Document (2017):
3.1 Place Making Principles
3.7 Building Form

Huntingdonshire Landscape and Townscape SPD (2022)
Huntingdonshire Strategic Flood Risk Assessment (2024)

The National Design Guide (2021)

C1 - Understand and relate well to the site, its local and wider context
C2- Value heritage, local history and culture
I1 - Respond to existing local character and identity
I2 - Well-designed, high quality and attractive
I3 - Create character and identity

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

RELEVANT PLANNING HISTORY

There is no relevant planning history.

CONSULTATIONS

Bluntisham Parish Council - Recommend approval as the proposal will improve the dwelling for the applicant and enhance their standard of living.

REPRESENTATIONS

No third-party representations were received during the course of the application.

SUMMARY OF ISSUES

The main issues to consider in the determination of this application are:

- Design, Visual Amenity and Impact on Heritage Assets
- Residential Amenity

* Design and Visual Amenity

The Local Planning Authority is required to ensure that special regard is given to preserving the listed buildings and their settings in relation to Section 66 of the Planning (Listed Buildings and Conservation Areas) Act 1990. The Local Planning Authority is also required to ensure that with respect to any buildings or other land in a conservation area, special attention shall be paid to the desirability of preserving or enhancing the character or appearance of that area, through the Planning (Listed Buildings and Conservation Areas) Act 1990 at Section 72. This is also reflected in Policy LP34 of the Huntingdonshire Local Plan to 2036 and Section 16 of the National Planning Policy Framework.

Policy LP11 of the Local Plan states that a proposal will be supported where it is demonstrated that it responds positively to its context. Policy LP12 states that new development will be expected to be well designed and that a proposal will be supported where it can be demonstrated that it contributes positively to the area's character and identity and successfully integrates with adjoining buildings and landscape. This is also reflected in the Huntingdonshire Design Guide SPD and Section 12 of the National Planning Policy Framework (2024).

This application seeks approval for the erection of a single-storey, flat roof rear extension at No. 9 High Street, Bluntisham. The proposed extension would measure a maximum depth of 6.5m, a width of 10.7m and a maximum height of 2.6m. The property is located within the Bluntisham Conservation Area and is directly opposite the Grade II Listed Building of No. 26 High Street, Bluntisham.

Given the proposed extension would be single storey in height only with a commensurate footprint, the Local Planning Authority are satisfied that the proposal would represent a subservient addition to the existing property. The proposed extension would be constructed of a flat-roof design. While the existing property is of a gable-end design with no examples of flat roof designs in the streetscene of High Street, the proposed extension is to the rear of the property and is considered to represent a modern addition to the existing property (noting the proposed finishing materials and fenestration style) that would not be readily visible from public vantage points along High Street.

The proposed extension would be constructed with a reclaimed brick plinth and midnight black hardie plank cladding with black aluminium windows and doors and an imitation lead coloured roof. The proposed black timber cladding would reflect the finishing materials of the neighbouring property of No. 1 The Shires and would therefore be acceptable. Furthermore, the proposed fenestration materials would reflect the overall modern design of the proposal.

Given the limited intervisibility from the Bluntisham Conservation Area and acceptable design of the proposal, it is considered to preserve the character and appearance of the Conservation Area. Furthermore, given the proposed extension would be to the rear of No. 9 High Street, the proposal is considered to preserve the significance of the setting of the Grade II Listed Building of No. 26 High Street.

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 detrimental impact upon the character or appearance of the area or Conservation Area. As such, the proposal would be in accordance with Sections 66 and 72 of the Planning (Listed Buildings and Conservation Areas) Act 1990, Policies LP11, LP12 and LP34 of Huntingdonshire's Local Plan to 2036 and Sections 12 and 16 of the National Planning Policy Framework (2024) 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 closest neighbouring residential properties that are likely to be impacted upon as a result of the proposed development are Nos. 1 and 2 The Shires and No. 11 High Street, Bluntisham.

With regard to No. 1 The Shires, the proposed single-storey rear extension would extend beyond the existing rearmost elevation of the existing property by approximately 2.9m, measuring a maximum height of 2.6m. Given the single-storey scale of the proposal and noting the proposal would not extend beyond the rearmost elevation of the neighbouring property that runs along the shared boundary, the Local Planning Authority are satisfied that the proposal would not result in any detrimental impacts on the neighbouring property of No. 1 The Shires.

The proposed extension is not considered to result in any significantly detrimental overbearing, overshadowing, overlooking or loss of light impacts on the neighbouring property of No. 11 High Street as it would be single-storey in height only and approximately 4.3m away from the shared boundary.

Furthermore, given the single-storey scale of the proposed extension and the distance to the shared boundary with No. 2 The Shires (approximately 25m), the Local Planning Authority are satisfied that the proposal would not result in any detrimental impacts on the neighbouring property.

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 Huntingdonshire's Local Plan to 2036 and Section 12 of the National Planning Policy Framework (2024) 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 **Jennifer Wallis**