HUNTINGDONSHIRE DISTRICT COUNCIL

25/00116/HHFUL

OFFICER REPORT

Case No: **25/00116/HHFUL** **Householder (Full)**

Proposal: **A new extension above the garage and three dormer windows to the front of the property. A dormer extension at the rear and remove existing rear conservatory**

Location: **71 Ramsey Road St Ives PE27 3TF**

Applicant: **Mr Loia**

Grid Ref: **531018 272635**

DESCRIPTION OF SITE AND APPLICATION

The site comprises of a detached bungalow located on Ramsey Road in St Ives. There are no constraints relevant to the site.

The application seeks planning permission for a new extension above the garage and three dormer windows to the front of the property, a dormer extension at the rear and removal of existing rear conservatory.

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;
* achieving well-designed places;
* conserving and enhancing the natural environment;
* conserving and enhancing the historic environment.

Planning Practice Guidance and the National Design Guide 2019 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)

LP 11: Design Context
LP 12: Design Implementation
LP 14: Amenity

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

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

RELEVANT PLANNING HISTORY

None relevant.

CONSULTATIONS

St Ives Town Council recommends support of this application as it is considered appropriate in size and scale of development.

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

Policy LP 11 of the adopted Local Plan to 2036 states that a proposal will be supported where it is demonstrated that it responds positively to its context and has drawn inspiration from the key characteristics of its surroundings and has regard for the guidance contained within the Design SPD (2017).

Ramsey Road hosts a variety of single and two-storey dwellinghouses of varying sizes and designs. The application site is a detached bungalow set back slightly from the main street frontage with a garage attached to the south-east side elevation. The existing materials are a mix of brickwork and light pink render with a tiled roof. The property benefits from off road parking.

The application seeks permission for an extension over the existing garage, three dormer windows to the front of the property and a former extension to the rear of the property and removal of the existing rear conservatory. The extension above the garage would increase the roof height to match the height of the existing bungalow. Three dormer windows would be added to the front elevation, creating two bedrooms and a bathroom and would protrude approx. 1.9 metres. The proposed extension to the rear dormer would protrude approx. 2.95 metres out from the roof to create a bathroom, master bedroom and landing area. The addition of the dormers to the front and rear of the property would appear in keeping with other properties along Ramsey Road and given the lack of uniformity and materials used within the street scene, would not have a negative impact upon the character and appearance of the area.

The proposed materials would be flat grey tiled roof, new white render to the walls, grey standing seam dormers, vertical cedar timber cladding to the rear and new dark grey UPCV windows and doors.

The proposal by virtue of its siting, scale, size and design would not cause any detrimental impact to the character and appearance of the host dwelling or the surrounding area.

Overall, it is considered the proposed development is acceptable with regard to design and visual amenity and therefore accords with Policies LP11 and LP12 of Huntingdonshire's Local Plan to 2036.

Residential Amenity

Policy LP14 states that 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 in terms of light, outlook, privacy and noise.

In terms of neighbouring amenity, it is acknowledged that the proposed extension above the garage would increase the roof height, however, the proposal would not move closer to the existing boundary between the site and neighbouring property No69 Ramsey Road and given the modest scale, with no windows proposed in the side elevation, it is not considered that the proposal would cause any detrimental harm to this neighbouring site.

The proposed dormers to the front of the property would look out to the front of the application site and out to the rear garden of the application site. There would be no additional overlooking to what is already present on site.

Overall, 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 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 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:
Enquiries about this report to **Robyn Kerrigan**