OFFICER REPORT

Case No: 25/00273/HHFUL **Householder (Full)**

Proposal: **Erection of a single storey rear extension to create open plan kitchen, living and dining space. Render to main house to match the new extension, extension to the existing garage and demolition of the existing conservatory.**

Location: **12 Folksworth Road Norman Cross Peterborough**

Applicant: **Mr Robert Andrews**

Grid Ref: **515802 290837**

DESCRIPTION OF SITE AND APPLICATION

The application site at 12 Folksworth Road is occupied by a two-storey detached dwellinghouse located in Folksworth. 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 rear extension to create an open plan kitchen, living and dining space. Additionally, render to the main house to match the new extension, an extension to the existing garage and demolition of the existing conservatory.

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

During the lifetime of the application, revised plans have been submitted to no longer include the proposed addition of a pool room with associated rooms at the request of the applicant, with the description of the application altered to reflect this. Given the neutral impact, with the proposed development now smaller in scale, on the balance of fairness further consultation on this matter was not considered to be necessary.

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
LP17: Parking Provision and Vehicle Movement

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

9801282FUL - Erection of a dwelling Land adj 10 Folksworth Road Norman Cross (Permission)

CONSULTATIONS

Folksworth and Washingley Parish Council - Neither for nor against the proposal. Would like to know what measures are being taken to ensure sustainability and eco credentials/ efficiency of the building.

Officer comments: Whilst officers acknowledge the comments made by the Parish Council, the eco credentials/ efficiency as mentioned are not material considerations for a minor development such as an extension of the existing dwelling and garage which will be discussed in this report. Officers note that this comment may be related to the pool room and associated rooms, of which have now been removed from the plans and so can be disregarded in this case.

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
- Parking Provision and Vehicle Movement

*Design and Visual Amenity

The application site at 12 Folksworth Road is occupied by a large two-storey detached dwellinghouse, located to the north east of the village of Folksworth. The application seeks permission for the erection of a single storey rear extension to create an open plan kitchen, living and dining space. Additionally, the application seeks to render the main house to match the new extension, extend the existing garage and demolish the existing conservatory.

When considering the dimensions of the proposed extension to the form of the existing dwelling, whilst the extension covers a large footprint, it can be considered integrated within the host dwelling and wider application site due to the scale of the site and dwelling. The proposed extension is to wrap around the rear of the existing dwelling and measure a maximum length of approximately 9.6 metres, with a width of approximately 14 metres. The extension consists of a flat roof, with a maximum ridge hight of approximately 3 metres. When considering the proposed materials, the exterior walls are to be covered in through coloured render, which is proposed to match the host dwelling, with the application also proposing the use of render to match the extension. When considering the surrounding area, there are a number of dwellings along Folksworth Road, including the adjacent No. 10, which include render as the main exterior wall material. Therefore, the proposed use of render is considered acceptable in terms of design and appearance and will not have a detrimental impact on the visual amenity of the area.

Considering the proposed garage extension, the proposal is to extend an additional 4 metres in width towards the boundary of the application site, whilst maintaining the same depth. The proposed hipped roof is to measure the same maximum ridge height and have the same eaves height as existing. The proposed materials of the garage are to consist of render to match the proposed render of existing house considered acceptable, with roof tiles to match the existing. When considering the form and scale of the proposed garage, it is considered that the garage integrates well within the application site and complements the style of the existing dwelling, in line with guidance set out in Huntingdonshire's Design Guide (2017), thus is acceptable in this regard.

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 proposed extension, alongside having regard to the separation with 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.

Additionally, taking into account the location of the proposed garage extension, whilst projecting out the front of the application site, its maximum height has not been altered and thus it is determined that there will be no unacceptable materials impacts in terms of overbearing or loss of light on the adjacent property at No. 10 Folksworth Road.

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.

*Parking Provision and Vehicle Movement

Officers have undertaken a site visit and have determined that there is sufficient space for the movement of vehicles in and out of the application site, alongside adequate space for the safe manoeuvring of vehicles within the site itself. The proposed garage includes two double doors suitable for the safe storage of vehicles, alongside a large, open space remaining for off-road parking sufficient for the scale of the dwelling, with the application site secured by access gates.

Overall, therefore, it is concluded that the development is acceptable in terms of its impact on parking provision and vehicle movement, and is acceptable with regards to Policy LP17 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 harmful impact upon parking provision and vehicle movement.

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**