HUNTINGDONSHIRE DISTRICT COUNCIL

25/00307/HHFUL

OFFICER REPORT

Case No: **25/00307/HHFUL** **Householder (Full)**

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

Location: **Oaks Corner 37A Common Lane Hemingford Abbots**

Applicant: **Mr Ian Kilsby**

Grid Ref: **527516 271406**

DESCRIPTION OF SITE AND APPLICATION

Oaks Corner, 37A Common Lane is a two-storey detached dwellinghouse located in a residential area of Hemingford Abbots. The site is located within the Hemingford Abbots Conservation Area. The existing property is of a gable and half-hipped roof design and is constructed with a facing brick and white render finish.

This application seeks permission for the erection of a two-storey rear extension to provide an extension to the existing family room at ground floor with an additional bedroom above. The proposed extension would be of a half-hipped roof design and would measure a depth of 3.2m, a width of 5.24m with an eaves height of 5.05m and a ridge height of 8.05m. The extension would be constructed with a facing brick and render finish to match the existing dwellinghouse.

This application has been accompanied by a Design, Access and Heritage Statement.

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.

Section 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

18/02115/TRCA - T1 - Norway Maple - Fell to ground level. Reason - Has obvious lean due to competition from the adjacent Sycamore.

Felling to allow the space to re-plant - Approved.

1102124FUL - Erection of car port - Approved.

CONSULTATIONS

Hemingford Abbots Parish Council - Resolved neither for nor against this planning application.

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
- Impact on Trees

* Design and Visual Amenity

The Local Planning Authority is 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 two-storey rear extension at Oaks Corner, 37A Common Lane, Hemingford Abbots. The proposed extension would be of a half-hipped roof design and would measure a depth of 3.2m, a width of 5.24m with an eaves height of 5.05m and a ridge height of 8.05m. The extension would be constructed with a facing brick and render finish to match the existing dwellinghouse. The property is located within the Hemingford Abbots Conservation Area.

The proposed extension is considered to be a subservient addition to the existing dwellinghouse with a reduced width and slightly lower ridge height than the existing rear projection. The proposal would be of a half-hipped roof design that would match the existing two-storey rear projecting element. Furthermore, the proposed finishing materials are considered to be acceptable as they would match those used in the construction of the existing property.

The proposal would be visible from public vantage points within the Hemingford Abbots Conservation along Abbots Close - however, given the acceptable scale and design of the proposal, it is considered to preserve the character and appearance of the Conservation Area. It is worth noting that the proposal would not be visible from any public vantage points along the public highway of Common Lane.

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 Section 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 No. 39 Common Lane and Cedar Cottage, 1A Abbots Close, Hemingford Abbots.

The proposed two-storey rear extension would measure a total depth of 3.2m and would extend beyond the existing rearmost elevation by approximately 1.8m. The proposal would be approximately 6.7m to the shared boundary with Cedar Cottage and approximately 8m to the northern side elevation of the neighbouring property. It is recognised that the proposed extension would not be in strict accordance with the separation distances as advised in the Huntingdonshire Design Guide SPD to preserve a high standard of amenity.

However, given the existing first-floor rear elevation windows on the existing dwellinghouse serving habitable rooms, the minor projection from the existing rearmost elevation (approximately 1.8m) and the alignment of the proposed extension with the neighbouring property (in line with the

integral garage side elevation) with tree planting along the boundary to aid screening, the Local Planning Authority consider that it would be unreasonable to refuse planning permission in this instance as any overlooking impacts would not be significantly over and above those existing. Furthermore, the proposal is not considered to result in any significantly detrimental overbearing, overshadowing or loss of light impacts.

With regard to No. 39 Common Lane, the proposed two-storey rear extension is not considered to result in any detrimental overbearing, overshadowing, overlooking or loss of light impacts on the neighbouring property as it would be approximately 10.2m from the shared boundary with the roof sloping away, a minor projection from the existing rearmost elevation (1.8m) and no first-floor west side elevation windows proposed.

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.

*Impact on Trees

Policy LP31 of the Huntingdonshire Local Plan to 2036 requires proposals to demonstrate that the potential for adverse impacts on trees, woodland, hedges and hedgerows has been investigated and that a proposal will only be supported where it seeks to conserve and enhance any existing tree, woodland, hedge or hedgerow of value that would be affected by the proposed development.

The application contains several trees within and close to its boundaries, and as such the impact on these trees must be considered. The application is supported by a site plan which shows the location of the trees and identifies tree protection measures. It is considered that the existing trees and vegetation can be retained without harm and a condition would be imposed to ensure that development is carried out in strict accordance with the Tree protection measures.

Accordingly, the proposal is considered to be in accordance with Policy LP31 of Huntingdonshire's Local Plan to 2036 and Section 12 of the National Planning Policy Framework 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 or the Hemingford Abbots Conservation 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.

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CONTACT OFFICER:
Enquiries about this report to **Jennifer Wallis**