OFFICER REPORT

Case No: 25/00158/HHFUL Householder (Full)

Proposal: Erection of first floor extension to dwelling (Part Retrospective).

Location: Stewart House 9 Meadow Way Earith

Applicant: Mr McAlley

Grid Ref: 538918 275276

DESCRIPTION OF SITE AND APPLICATION

The application site at Stewart House, 9 Meadow Way is occupied by a two-storey detached dwellinghouse located in a residential area within Earith. 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 first-floor extension to dwelling (part retrospective).

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

During the lifetime of the application, the description has been revised to reflect that application is part retrospective. Given the neutral impact, and that this is visible for neighbours who wish to comment on the application, 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

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

19/00753/PIP - Permission in Principle for one new dwelling (Permission)

24/02291/CLPD - First floor extension to existing domestic dwelling (Withdrawn)

CONSULTATIONS

Earith Parish Council - No objections.

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 Stewart House, 9 Meadow Way is occupied by a two-storey detached dwellinghouse, located within a residential area in Earith. The application seeks permission for the erection of a first-floor extension to the dwelling. When considering the dimensions of the proposed extension to the form of the existing dwelling, the extension is minor in scale. The proposed extension measures approximately 4.4 metres in length and 3.7 metres in width. The maximum ridge height of the extension is to be set down lower than that of the main roof, acting subservient to the dwelling. The height of the eaves match that of the existing dwelling, at 4.9 metres, which maintains the hierarchy of the built form. This is supported by the extension being set back from the front elevation of the property, which respects the character and appearance of the street scene and is considered acceptable in this regard.

Considering the proposed materials for the first-floor extension, these consist of profiled pantiles to match the existing, alongside the use of cementitious boards in pale green as the external walls. Whilst the use of cementitious boards differs from that of the brick used for the main dwelling, Huntingdonshire's Design Guide (2017) states that coloured boarding can be successfully used in more modern development to provide interest and welcomes contemporary architecture which is designed to integrate successfully into its surroundings. Considering the surrounding area, there are several examples of nearby dwellings also making use of different variations of cladding, so it

is not considered that the proposal will harm the appearance of the street scene. As a result, the use of cementitious boards on the proposed extension successfully integrates the development within its surroundings and respects the character and appearance of the area.

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 development proposed, 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.

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.

*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**