**HUNTINGDONSHIRE DISTRICT COUNCIL**

**25/00674/HHFUL**

**OFFICER REPORT**

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**Case No:** **25/00674/HHFUL** **Householder (Full)**

**Proposal:** **Single storey rear extension**

**Location:** **9 Coronation Avenue Warboys Huntingdon**

**Applicant:** **Ms Liz Fiander**

**Grid Ref:** **530888 280909**

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## DESCRIPTION OF SITE AND APPLICATION

The application site at 9 Coronation Avenue is occupied by a two-storey semi-detached dwellinghouse located in a residential area within Warboys. The site falls within 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 a single storey rear extension.

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;
* 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**

None relevant.

**CONSULTATIONS**

Warboys Town Council - Recommend approval.

**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 9 Coronation Avenue is occupied by a two-storey semi-detached dwellinghouse located within a residential area in Warboys. The application seeks permission for the erection of single storey rear extension. When considering the proposed extension to the form of the existing dwelling, the extension is minor in scale and complements the existing built form, with the proposal measuring approximately 5 metres in length and 7.6 metres in width. It has a pitched roof with a maximum ridge height of 4.2 metres with eaves at 2.6 metres. It must be noted that it is shame that, due to the extension width, the proposed roof pitch would be shallower and not match the steeper roof pitch of the existing single storey extension it will adjoin. Whilst this is the case, on balance, as these extensions are to the rear of the property and single storey in nature thus not visible from the public realm, they are deemed to be visually acceptable. Additionally, the extension is integrated within the application site by the proposed use of materials to match the host dwelling. As such, it is considered that the proposal is acceptable with regards to design, and the location set to the rear will not cause any detrimental impact upon the character or appearance of the street scene.

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 height, scale and location of the extension proposed, and that it would project along the shared boundary with No.10 adjacent to its single storey rear extension, it is not considered that there would be any unacceptable material impacts in terms of overbearing, 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.

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**CONTACT OFFICER:**
Enquiries about this report to **Josh France**