Planning Statement in Support of a Householder Application

Proposed Side Extension at 119 Rowell way, Sawtry, Huntingdon, PE28 5WA.

1. Introduction

This Planning Statement accompanies a householder application for a proposed side extension at **119 Rowell way, Sawtry, Huntingdon, PE28 5WA**, a 4-bedroom detached dwelling. The proposal aims to enhance the property's functionality while aligning with both national and local planning policies.

---

2. Site and Surroundings

The property is situated at **119 Rowell way, Sawtry, Huntingdon, PE28 5WA**, on the boundary of a development which was completed in 2015 the property is within a predominantly residential area characterized by detached and semi-detached dwellings of varying designs. The property benefits from a generous side garden area, allowing for a modest extension without overdevelopment. There are no listed buildings or conservation area constraints affecting the site.

---

3. Proposed Development

The proposal involves building a single-storey side extension to the west elevation of the property, designed to provide additional living space, on what is a currently unused side garden area, The extension will accommodate:

- Ground floor: Family room

Key design features include:

- Matching brickwork and render to match with the existing dwelling.
- The proposed size of the extension is 3m wide x 6.8m long x 6.8m heigh and will be built to the boundary of the current fence line, the current fence line is 6m to the boundary and the closest house on the adjacent estate is around 30m away.
- Roof design consistent of flat parapet warm roof with stone coping stones to match the existing stone window seals, the roof will also consist of a roof lantern to maximise natural light to minimise the use of electrical lighting.
- Windows and doors will be the highest thermal efficiency aligned and proportioned to reflect the existing fenestration.
- Setback of the front elevation to ensure subservience to the main dwelling, the proposed extension will not be visible from the main road or neighbouring houses due to a natural 4m hedge row, the neighbouring house at 117 has no objection to the proposal, and is not visible as the proposed extension is the west side of the house and 117 is on the east side.
- Rain water will be diverted to the current surface water drainage and also water harvesting water butt.

- Heating will be provided by under floor heating from a high efficiency condensing boiler and also supplemented by a air to air heat pump.
- Additional to the side extension, it is proposed to extend the hard standing drive way by a further 4.1mx 4.6m, to accommodate further parking, so as not to use on street parking resources.

---

4. Planning History

There is no significant planning history associated with the site.

---

5. Planning Policy Context

The proposal has been assessed against the following policies from the **Huntingdonshire Local Plan to 2036**:

- **Policy LP11: Design Context** – Ensures that new developments respond positively to their context, enhancing the character and appearance of the area.
- **Policy LP12: Design Implementation** – Requires high-quality design that contributes positively to the area's character and identity.(Huntingdonshire.gov.uk)
- **Policy LP13: Placemaking** – Emphasizes the creation of attractive, safe, and functional places.
- **Policy LP14: Amenity** – Protects the amenity of existing and future occupants, ensuring developments do not result in unacceptable impacts such as loss of privacy or light.
- **Policy LP16: Sustainable Design and Construction** – Encourages developments to incorporate sustainable design principles.
- **Policy LP17: Parking Provision and Vehicle Movement** – Ensures adequate parking and safe access are provided.

Additionally, the proposal aligns with the principles outlined in the **Huntingdonshire Design Guide (2017)**, which provides detailed guidance on achieving high-quality design in residential developments.

6. Planning Assessment

Principle of Development

The proposed side extension is acceptable in principle, supporting the continued residential use of the property.

Design and Appearance

The extension's design respects the existing dwelling's character, utilizing matching materials and maintaining appropriate proportions. The proposal adheres to Policies LP11 and LP12 by enhancing the area's visual quality.

Impact on Neighbour Amenity

The extension has been designed to minimize impacts on neighbouring properties, ensuring compliance with Policy LP14. There will be no significant loss of light, privacy, or outlook for adjacent dwellings.

Sustainable Design

In line with Policy LP16, the extension incorporates sustainable design features, such as energy-efficient materials where it will meet or exceed the current regulations and construction methods, the heating will be provided by underfloor heating from a modern condensing boiler and by other means of air to air heat pump.

Access and Parking

The proposal maintains existing access arrangements and off-street parking provisions, complying with Policy LP17.

---

7. Environmental Considerations

In accordance with the Town and Country Planning (Environmental Impact Assessment) Regulations 2017, the proposed development has been assessed against Schedules 1 and 2 of the Regulations.

This proposal for a side extension to a 4-bedroom detached dwelling does not fall within the categories of Schedule 1 or Schedule 2 development, and therefore does not require an Environmental Impact Assessment (EIA).

As part of the preparation of this application:

- A preliminary site appraisal confirms that the site does not contain or adjoin any designated or protected habitats.
- There is no evidence of protected species such as bats, great crested newts, or badgers on or near the site.
- No trees subject to Tree Preservation Orders (TPOs) will be affected or removed as part of the proposal.

- The site lies outside of any designated Sites of Special Scientific Interest (SSSIs), Local Wildlife Sites, or Conservation Areas.

The development will not have a significant environmental impact in terms of ecology, biodiversity, or natural heritage, the plan is to increase biodiversity by installing bird boxes to the west elevation and wild flowers to the side of the extension.

8. Conclusion

The proposed side extension is a well-considered addition that enhances the functionality of the existing dwelling while respecting the character of the surrounding area. It complies with the relevant policies for permitted development and of the Huntingdonshire Local Plan to 2036 and the guidance provided in the Huntingdonshire Design Guide (2017). Therefore, it is respectfully requested that a certificate of lawful development be granted to accompany the pretimed development rights.

Below is some photos of the existing house.



West side of house.



Front of has looking from drive and east to west.



unused side of garden for the proposed extension.