HUNTINGDONSHIRE DISTRICT COUNCIL

25/00400/HHFUL

OFFICER REPORT

Case No: **25/00400/HHFUL** **Householder (Full)**

Proposal: **Proposed shower room and entrance hall extension.**

Location: **23 Worthington Close Stilton Peterborough**

Applicant: **Mr & Mrs Leonard Craig**

Grid Ref: **516160 289468**

DESCRIPTION OF SITE AND APPLICATION

The application site at 23 Worthington Close is occupied by a two-storey detached dwellinghouse located in a residential area within Stilton. 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 a proposed shower room and entrance hall 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

99/01539/FUL - Erection of porch (Permission)

0402350FUL - Extension to dwelling (Permission)

0403555FUL - Extension to form garage store (Permission)

CONSULTATIONS

Stilton Parish 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 23 Worthington Close is occupied by a two-story detached dwelling house within a residential area in Stilton. The application seeks permission for the erection of shower room and entrance hall extension to the front of the dwelling. When considering the form of the proposed shower room and entrance hall as a front extension, the proposal is minor in scale and acts subservient to the dwelling. The proposal measures approximately 1.6 metres in length and approximately 4.5 metres in width. The extension consists of a lean-to roof to complement the form of the host dwelling, with a maximum ridge height of approximately 3.8 metres with eaves at 2.5 metres. The front extension is to be integrated within the application site with the proposed use of materials which match existing, and as such is considered acceptable with regards to visual amenity.

It must be noted that guidance in Huntingdonshire District Council's (HDC) Design Guide (2017) states extensions to the front of the property should be avoided as building out from the front creates an unbalanced façade and disrupts the line of the street. However, taking the wider context of the street into account, this would not be the case for this application. The proposed front porch is integrated within the street scene, as the layout of the existing and surrounding detached dwellings are not 'flat fronted', and there are numerous examples of front porches and extensions along Worthington Close. In terms of design and materials used, the proposed front porch is considered acceptable in this instance and will not have a detrimental impact on the character or appearance of the surrounding 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 extension to the front of the existing dwelling and having regard to the proximity and separation to the adjacent dwellings, it is not considered that there would be any unacceptable material impacts in terms of overbearing impacts or loss of light, nor would there be any issues regarding overlooking or loss of privacy.

Given that part of the front extension proposed will be a shower room, a condition shall be attached to the permission for the proposed western elevation window, which is frontage facing, to be obscure glazed in order to prevent overlooking from adjacent properties, therefore ensuring a high standard of residential amenity for the users.

It is therefore considered that the proposal would not have a significant impact upon residential amenity and as such accords with Policy LP14 of Huntingdonshire'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**