OFFICER REPORT

Case No: 24/02344/HHFUL Householder (Full)

Proposal: Erection of two storey rear extension, single storey rear extension, front porch, internal alterations and associated works

Location: 81 Herne Road Ramsey St Marys Huntingdon

Applicant: Mr Paddon

Grid Ref: 525569 287926

DESCRIPTION OF SITE AND APPLICATION

The application site is occupied by a two-storey detached dwellinghouse in Ramsey St Marys. The site is within Flood Zone 3 and there are no Heritage Assets in the vicinity.

The application seeks planning permission for the erection of two storey rear extension, single storey rear extension, front porch, internal alterations and associated works.

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;
* achieving well-designed places;
* conserving and enhancing the natural environment;
* conserving and enhancing the historic environment.

Planning Practice Guidance and the National Design Guide 2019 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)

LP 5: Flood Risk
LP 11: Design Context
LP 12: Design Implementation
LP 14: Amenity

Huntingdonshire Design Guide Supplementary Planning Document (2017):
* Place Making Principles - Part 3.7 Building Form

Local policies are viewable at https://www.huntingdonshire.gov.uk

RELEVANT PLANNING HISTORY

76/00070/FUL - ERECTION OF PORCH AND DOMESTIC GARAGE – Permission

24/01328/HHFUL - Erection of rear two storey extension involving the replacement of the existing dwelling roof, erection of front porch, internal alterations and associated works. - Permission

CONSULTATIONS

Ramsey Town Council were consulted but no comments were received at the time of determination.

Cadent Gas: After receiving the details of your planning application, we have completed our assessment. We have no objection in principle to your proposal from a planning perspective. (full comments can be seen in the Other matters section of this report).

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
- Flood Risk

Design and Visual Amenity

Policy LP 11 of the adopted Local Plan to 2036 states that a proposal will be supported where it is demonstrated that it responds positively to its context and has drawn inspiration from the key characteristics of its surroundings and has regard for the guidance contained within the Design SPD (2017).

Herne Road hosts a variety of detached and semi-detached dwellings of varying sizes and designs. The is no uniformity within the street scene. 81 Herne Road is a two-storey detached dwellinghouse of brick and tile construction with light green framed UPVC windows and a large gravel driveway to the front. This application follows previously approved application 24/01238/HHFUL which was for the erection of a rear two storey extension involving the replacement of the existing dwelling roof, erection of front porch, internal alterations and associated works.

The proposal would create a two-storey rear extension, a single storey rear extension and a front porch. The two-storey extension would create additional living and kitchen space to the ground floor, and a bedroom bathroom to the first floor. It would measure approx. 3.580 metres in depth, 3.785 metres in width with a pitched roof measuring approx. 6.156 and 4.932 to the eaves, which creates a level of subservience.

The proposed single storey rear extension would create a boot room and WC and would measure approx. 3.580 metres in depth, 2 metres in width with a mono-pitch roof design with an overall height of approx. 3.268 metres and 2.582 metres to the eaves.

The proposed front porch would extend from the front of the property by approx. 1.652.5 metres and measure approx. 2.577.5 metres in width. It would have a pitched roof with an overall ridge height of approx. 3.715 metres and 2.570 metres to the eaves.

Brickwork, rooftiles and UPVC windows would all match the existing host dwelling and off white through colour render would be used for the rear extensions.

Due to its siting, scale and design, it would not be considered that the proposals would cause any detrimental harm to the character and appearance of the host dwelling or the surrounding area.

Overall, it is considered the proposed development is acceptable with regard to design and visual amenity and therefore accords with Policies LP11 and LP12 of Huntingdonshire's Local Plan to 2036.

Residential Amenity

Policy LP14 states that 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 in terms of light, outlook, privacy and noise.

Neighbouring site to the north is No83 Herne Road. The application site sits in from the shared boundary by approx. 1.698 metres. The proposal replaces existing elevations to the rear with a separation distance of approx. 5.8 metres. Neighbouring site to the south is No70 Herne Road, which is sited approx. 8.9 metres from the application site. No70 sits further forward in its plot than No85. Whilst the extension introduces a first floor rear bedroom window, when there are no rear first floor windows existing. There is however considered to be adequate separation to the property at the rear to not unacceptably impact on its privacy levels. The first floor side bathroom window will be conditioned to be obscure glazed to secure neighbours privacy. Therefore, it is not considered that there would be any detrimental impact to neighbouring sites with regard to overbearing impact, overlooking, loss of light or loss of privacy.

Overall, 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 in this regard.

Flood Risk

Part of the application site is in Flood Zones 2 and 3 as identified by the Huntingdonshire Strategic Flood Risk Assessment (2017), which means it has a high probability of flooding. The applicant has submitted the required household checklist which confirms that: the floor levels with the proposed development will be set no lower than existing levels.

Given the scale of the proposal, the submitted information is considered acceptable in this instance. The proposal is therefore considered acceptable and complies with Policy LP5 of the Local Plan to 2036 and the NPPF 2021 in this regard.

Other matters

The below comments have been received from Cadent Gas:

We have a 324mm ST HP pipeline in the works area which will need to be protected at all times this has an easement in place with BPD distances which must not be encroached upon crossed over or nothing to be built on or placed/stored on or over the pipelines in or on top of the pipeline or easements for all assets in the works area.

No mechanical excavation within 3m of the pipeline.

The ground levels must not be altered over the pipeline or in the easements.

Nothing to be built over the pipeline or in the easement of the said pipeline.

Please be aware that access to the pipeline will be required at all times in the event of an emergency or operational maintenance needs.

Cadent Gas have suggested an informative note which shall be added to this decision.

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 significantly detrimental impact upon the amenity of neighbours;
* Would not result in a significant increase in flood risk

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 **Robyn Kerrigan**