OFFICER REPORT

Case No: 25/00774/HHFUL Householder (Full)

Proposal: Erection of single storey front extension to dwelling.

Location: 1 Curlew Close St Ives PE27 6HL

Applicant: Mr & Mrs Peter Barnard

Grid Ref: 530644 273160

DESCRIPTION OF SITE AND APPLICATION

The application site at 1 Curlew Close is occupied by a two-storey end-of-terrace dwellinghouse located in a residential area within St Ives. The site falls partly within Flood Zone 2 of the Environment Agency's Flood Map for Planning, however the location of the proposed development falls within Flood Zone 1 and there are no other constraints relative to the site.

This application seeks permission for the erection of a single storey front extension to the dwelling.

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)

LP5: Flood Risk
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)

Huntingdonshire Strategic Flood Risk Assessment (2024)

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

RELEVANT PLANNING HISTORY

None relevant.

CONSULTATIONS

St Ives Town Council – Support the application, discussed that the size and scale were appropriate and there are similar existing extensions in the vicinity.

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

The application site at 1 Curlew Close is occupied by a two-storey end-of-terrace dwelling located within a residential area in St Ives. The application seeks permission for the erection of a single storey front extension to the dwelling.

The proposed front extension would measure approximately 2.2 metres in depth and 3 metres in width. The extension includes a lean-to roof, measuring a maximum ridge height of 3.3 metres with eaves at 2.6 metres. Considering the proposed dimensions to the existing dwelling, the front extension is minor in scale, therefore it is considered that the addition would have a neutral impact on the wider area. 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 extension is integrated within the street scene, as the layout of surrounding dwellings are not 'flat fronted', with numerous examples of front 'porch-type' extensions in the vicinity. Its integration is also supported by the use of materials to match existing. In terms of design and materials used, the proposed front extension 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 of the front extension and having regard to the adjacent dwellings, it is not considered that there would be any unacceptable material impacts in terms of loss of privacy or overlooking, nor would there be any overbearing or loss of light impact.

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.

*Flood Risk

As mentioned in preceding sections of this report, whilst application site lies in Flood Zone 2, the location of the proposed front extension falls within Flood Zone 1. Nevertheless, it is noted that as the proposal would be considered 'minor development' as per the NPPF (2024), and is therefore not subject to Sequential or Exception Tests. The NPPF however does state that a Site-Specific Flood Risk Assessment should accompany applications for any development within Flood Zone 2, which whilst in this case has not been provided, a flood tick sheet has been submitted. This details the mitigation measures that will be used to limit the risk of flooding, which are considered acceptable for the type and scale of the development, especially when considering the location of the extension falls out of Flood Zone 2. Officers have also taken into consideration the scale of the development and it is considered that this would not result in significant issues in terms of surface water or altering flood risk when taking into account the surrounding area.

Therefore, taking the above into account the development is considered to be acceptable with regard to its approach to flooding and will not (given its scale and use) result in an increased risk of flooding in the locality. It therefore accords with Policy LP5 of the Local Plan to 2036.

*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;
* Would not have a harmful impact upon flood risk in the area.

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**