Pathfinder House, St Mary's Street
Huntingdon PE29 3TN
Developmentcontrol@huntingdonshire.gov.uk

01480 388424
www.huntingdonshire.gov.uk

Head of Planning Services
Pathfinder House
St. Mary's Street
Huntingdon
Cambridgeshire PE29 3TN

Planning Application: 25/00619/HHFUL
Case Officer: Robyn Kerrigan
Proposal: Erection of single storey flat roof rear extension
Location: 7 - 9 River Lane, Elton, Peterborough PE8 6RG
Observations of Elton Parish Council

Please ☑ *box as appropriate*

Elton Parish Council
Kerry Rew, Parish Clerk

☑ **Elton Parish Council recommends APPROVAL because ……**

- **The property is tucked away at the end of River Lane and well screened with tall hedges. The proposed small sunroom will be at the rear of the property extending from the existing lounge room into the large, rear garden and cannot be seen from neighbouring properties or the public road, thus having no visual impact from River Lane and no impact on the character of the conservation area.**
- **7-9 River Lane is not a Listed Building. Although the property is within the conservation area, the original building built in 1915 has substantial later extensions and is of no significant architectural, historic or cultural interest, so the proposed small sunroom extension to the larger 2016-2017 extension would have no detrimental impact on the current building and would enhance the appearance of the rear of the building.**
- **The proposed small, rear extension would have no significant impact on the very large curtilage area of the property (some 1450 sq.m).**
- **No trees or hedges will be destroyed or damaged during construction.**
- **As of 13 April 2025, no objections have been received from neighbours or other residents.**

[redacted], **Clerk to Elton Parish Council** (*For GDPR purposes please do not sign*)
Date: 14 April 2025

Failure to return this form within the time indicated will be taken as an indication that the Parish Council does not express any opinion either for or against the application.
Please send response to email address below:-
Development.control@huntingdonshire.gov.uk
(Development Management)