OFFICER REPORT

Case No: 24/02251/HHFUL Householder (Full)

Proposal: Proposed two storey rear extension

Location: 15 Buckden Road Brampton Huntingdon

Applicant: Mr & Mrs Sutton

Grid Ref: 521422 270458

DESCRIPTION OF SITE AND APPLICATION

The property is a detached two storey brick house located within a residential area of the Brampton Conservation Area. The site is situated in flood zones 2 and 3 and is opposite a grade II listed building.

Officers have scrutinised the plans and have familiarised themselves with the site and surrounding area.

The application is for a two storey rear extension.

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 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
LP31: Trees, Woodland, Hedges and Hedgerows
LP34: Heritage Assets and their Settings

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

PLANNING HISTORY

83/00581/FUL – Double garage and loft – permission granted 26.09.1983
1306632PDE - Proposed Replacement windows and satellite dish – planning permission not required 02.10.2013

CONSULTATIONS

Brampton Parish Council recommends approval with the stipulation that the new materials match the existing as closely as possible.

REPRESENTATIONS

No objections received at time of determination.

SUMMARY OF ISSUES

The main issues to consider in the determination of this application are:
- Design and Visual Amenity
- Residential amenity
- Trees, Woodland, Hedges and Hedgerows
- Flood Risk

*Design and Visual Amenity and Impact on Heritage Assets

Policies LP11 and LP12 of the Huntingdonshire Local Plan to 2036 state that developments should respond positively to their context, draw inspiration from the key characteristics of its surroundings and contribute positively to the area's character and identity.

Policy LP34 states that a proposal within, affecting the setting of, or affecting views into or out of, a conservation area should preserve, and wherever possible enhance, features that contribute positively to the area’s character, appearance and setting as set out in character statements or other applicable documents.

The application site is within the Brampton Conservation Area, and opposite a Grade II Listed Building.

Section 66 of the Planning (LBCA) Act 1990 states that in considering whether to grant planning permission for development which affects a listed building or its setting, the local planning authority shall have special regard to the desirability of preserving the building or its setting or any features of special architectural or historic interest which it possesses.

Section 72 of the Planning (LBCA) Act 1990 states that special attention shall be paid to the desirability of preserving or enhancing the character or appearance of a Conservation Area.

Para. 212 of the NPPF set out that ‘When considering the impact of a proposed development on the significance of a designated heritage asset, great weight should be given to the asset’s conservation (and the more important the asset, the greater the weight should be). This is irrespective of whether any potential harm amounts to substantial harm, total loss or less than substantial harm to its significance’. Para. 213 states that ‘Any harm to, or loss of, the significance

of a designated heritage asset (from its alteration or destruction, or from development within its setting), should require clear and convincing justification…'

Local Plan policy LP34 aligns with the statutory provisions and NPPF advice.

The Council will consider the significance of a designated heritage asset and where there is less than substantial harm, this will be weighed against the public benefits of the proposal. Where there is deemed to be substantial harm, then the proposal would need to achieve substantial public benefits to outweigh that harm.

The proposal is for a two storey rear extension with a gable end mirroring the existing design with an adjoining rear single storey with monopitch roof and two roof lights over the kitchen extension, replacing an existing rear porch. Materials are to match the existing main dwelling, helping the additions to blend in with the original property. All works are to the rear of the property, mitigating the impact upon the conservation area and views from the street scene. Therefore, it is considered that the scale, bulk and design of the development compliment the host building.

Officers have given special attention to the desirability of preserving or enhancing the character or appearance of the Conservation Area and the settings of the listed buildings. It is considered that harm will not be caused to this designated heritage asset because the development would have a neutral effect, as it is to the rear of the dwelling and therefore would not be visible from the public realm. The proposal, therefore, accords with policies LP11, LP12 and LP34 of Huntingdonshire's Local Plan to 2036 (2019), the NPPF (2024) and the Planning (LBCA) Act 1990 (as amended) in this regard.

*Residential Amenity

Policy LP14 of the Local Plan to 2036 states 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.

The dwelling is set within a generous plot with a large rear garden. The rear extension will provide an open plan kitchen and family room on the ground floor and two additional bedrooms and a bathroom at first floor level. The main section of the extension is flush with the southern facing side elevation and 2.4 metres from the side boundary. It is noted that the separation distance with the neighbouring property to the south is further increased by a driveway leading to 15a Buckden Road. Two windows on the first floor of the south facing side elevation will serve a bedroom and bathroom; these will face the blank side wall of the neighbouring property to the south.

Therefore, due to the position of the proposed development and the location of the neighbouring properties, it is considered that there will be no significant detrimental impact upon the residential amenity of neighbouring properties.

Therefore, the development is considered acceptable in terms of overshadowing, overlooking, loss of privacy, loss of light and would not have a significant impact upon residential amenity. The proposal, therefore, accords with LP14 of Huntingdonshire's Local Plan to 2036 (2019) in this regard.

*Trees, Woodland, Hedges and Hedgerows

Policy LP31 of the Local Plan to 2036 states a proposal will only be supported where it seeks to conserve and enhance any existing tree, woodland, hedge or hedgerow of value that would be affected by the proposed development.

It is noted, from the site visit, that there is a mature tree in the rear garden, however this is over 20 metres from the proposed area of development. Due to the distance from the works, it is not expected that any damage will be caused to the root system of the trees. However, care should be taken not to store any construction materials in close proximity to the tree.

Therefore, the proposals are considered to accord with Policy LP31 of Huntingdonshire's Local Plan to 2036.

*Flood Risk

National guidance and Policy LP5 of the Local Plan to 2036 seek to steer new developments to areas at lowest risk of flooding and advises this should be done through application of the Sequential Test, and if appropriate the Exceptions Test (as set out in paragraphs 172-184 of the NPPF (2024)).

The land that the application site forms part of is liable to flood. The proposed development is considered 'minor development' and therefore is not subject to the Sequential or Exception Tests as detailed in the NPPF. The application should however still meet the requirements for site specific flood risk assessments. The application includes a Flood Risk Assessment confirming mitigation measures that are considered appropriate and reasonable for the scale of development proposed and can be secured by condition. As such, the development is considered compliant with LP5 of Huntingdonshire's Local Plan to 2036 and the NPPF 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 designated heritage asset;
* Would not have a significantly detrimental impact upon the amenity of neighbours;
* Would not have a significantly detrimental impact upon trees, woodland, hedges and hedgerows;
* Would not adversely affect flood risk in the locality.

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 **Olivia Manton**