OFFICER REPORT

Case No: 24/02322/HHFUL Householder (Full)

Proposal: Erection of rear extension, internal alterations and associated works

Location: 19 Belland Hill St Neots PE19 6AJ

Applicant: Remi Mesnildrey

Grid Ref: 520080 260367

DESCRIPTION OF SITE AND APPLICATION

The property is a semi-detached two storey brick house with garage link attached on the western side. It is located in a residential area of St Neots.

The site is situated within flood zone 1 and there are no designated heritage assets in the vicinity.

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

The application is for the erection of a rear extension, internal alterations and associated works.

NATIONAL GUIDANCE

The National Planning Policy Framework (12th 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)
LP11: Design Context
LP12: Design Implementation
LP14: Amenity

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

St Neots Neighbourhood Plan 2014-2029 (2016)
* Policy A3 – Design

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

PLANNING HISTORY

None

CONSULTATIONS

St Neots Town Council recommends approval. It is considered that the proposal will have a minimal impact on neighbours.

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

*Design and Visual Amenity

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.

The proposal is for the erection of a rear extension, internal alterations and associated works. The proposed single storey rear extension is to provide a conservatory, utility and extended kitchen/dining area; it is for the full width of the dwelling. It will have a monopitch roof with two velux style roof lights to the dining area and a glazed roof serving the conservatory.

Materials are largely to match the existing main dwelling, with the exception of the fenestration details, helping the additions to blend in with the original property.

Therefore, overall, it is considered that the scale, bulk and design of the development complement the host building and would not harm the general character of the area. The proposal, therefore, accords with LP11 and LP12 of Huntingdonshire's Local Plan to 2036 (2019) and Policy A3 of the St Neots Neighbourhood Plan 2014-2029 (2016) 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 single storey rear extension is 2.5 metres deep and 2.5 metres high to the eaves, extending to 3.49 metres to the ridge. As such it is noted that it meets Permitted Development Rights, where planning permission is not required. However, not all building materials match those of the existing dwelling, as the fenestration details introduce aluminium frames rather than white uPVC and therefore an application for planning permission has been submitted.

It is noted that the proposal does not extend beyond the rear building line of the attached garage to the west, or of the adjoining dwelling to the east. Therefore, there will be no significant detrimental impact upon the residential amenity of the neighbouring properties.

Therefore, overall, 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.

*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:
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