OFFICER REPORT

Case No: 25/00987/HHFUL Householder (Full)

Proposal: Erection of porch

Location: 24 Lancaster Drive St Ives PE27 3YE

Applicant: Mr and Mrs Clayton

Grid Ref: 530900 272885

DESCRIPTION OF SITE AND APPLICATION

The application site at 24 Lancaster Drive is occupied by a two-storey semi-detached dwellinghouse located in a residential area within St Ives. The site falls within Flood Zone 1 of the Environment Agency's Flood Map for Planning and there are no constraints relative to the site.

This application seeks permission for the erection of a porch.

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)

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)

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

RELEVANT PLANNING HISTORY

None relevant.

CONSULTATIONS

St Ives Town Council - Supports the application.

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

*Design and Visual Amenity

The application site at 24 Lancaster Drive is occupied by a two-storey semi-detached dwellinghouse located within a residential area in St Ives. The application seeks permission for the erection of a porch to the front elevation of the dwelling. The proposed front porch would measure 3.2 metres in width and 2 metres in depth. The porch includes a pitched roof, measuring a maximum ridge height of 3.4 metres with eaves at approximately 2.4 metres. Considering the proposed dimensions to the existing dwelling, the front porch 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 porch is integrated within the street scene, as the layout of the existing and surrounding detached dwellings are not 'flat fronted', and there are numerous examples of front porches along Lancaster Drive. Its integration is also supported by the use of materials to match existing. As such, in terms of design and materials used, the proposed front porch 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 porch 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.

Given that part of the proposed front porch will be occupied by a w.c., a condition shall be attached to the permission for the proposed window serving this room to be obscure glazed. This is in order to prevent any overlooking from adjacent properties, thus ensuring a high standard of residential amenity for the occupiers of 24 Lancaster Drive.

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.

*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:
Enquiries about this report to **Josh France**