HUNTINGDONSHIRE DISTRICT COUNCIL

25/00983/HHFUL

OFFICER REPORT

Case No: **25/00983/HHFUL** **Householder (Full)**

Proposal: **Proposed single storey extension**

Location: **6 Lomax Drive Brampton Huntingdon**

Applicant: **Mr Geoff Evans**

Grid Ref: **520200 271372**

DESCRIPTION OF SITE AND APPLICATION

The application site at 6 Lomax Drive is occupied by a two-storey semi-detached dwellinghouse located in a residential area within Brampton. The site falls within Flood Zone 1 of the Environment Agency's Flood Map for Planning. The site lies with Scheduled Monument known as ‘Sites discovered by aerial photograph N of the village’ (List entry Number 1006858).

This application seeks permission for a single front storey extension.

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
LP34: Heritage Assets and their Settings

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

8301555FUL - ERECTION OF HOUSES GARAGE S ROADS SEWERS AND ANCILLARY WORKS OFF MILLER WAY BRAMPTON (Permission)

25/00324/HHFUL - Proposed single storey rear extension. (Permission)

CONSULTATIONS

Brampton Parish Council - Recommend approval.

Historic England - No objections, wish to highlight that the applicant has a legal responsibility to obtain Scheduled Monument Consent prior to commencing any works relating to the proposed development.

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
- Impact on Heritage Assets

*Design and Visual Amenity

The application site at 6 Lomax Drive is occupied by a two-storey semi-detached dwellinghouse located within a residential area in Brampton. The application seeks permission for the erection of a single storey extension to the front of the dwelling. The proposed front extension would measure approximately 1.5 metres in depth and 2.1 metres in width, extending forward of the existing lean-to entrance. The extension will integrate with the existing entrance by utilising a lean-to roof, measuring a maximum ridge height of 3.6 metres with eaves at 2.3 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 the existing and surrounding dwellings are not 'flat fronted', with numerous examples of front 'porch-type' extensions in the vicinity. Whilst the proposed use of render does not match the materials of the existing dwelling, it is not considered

that this would have a significant impact upon the character and appearance of the area. This is due to nearby dwellings consisting of a variety of building materials, alongside render utilised on buildings further along Lomax Drive on which the application site is located. As such, 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.

Given that the proposed front extension will be occupied by a w.c., a condition shall be attached to the permission for the proposed window on the forward elevation 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 6 Lomax 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.

*Impact on Heritage Assets

Historic England have been consulted due to the application site falling within a Scheduled Monument (SM) and an area of archaeological interest. The SM was partially excavated in the 1960’s prior to the construction of the housing development of which this application site forms a part. The Scheduled Monument designation remains in place. Historic England have no objection to the proposals and consider that the impact of the development on any surviving buried archaeological remains would be low.

It is a criminal offence to demolish, destroy, damage, remove, repair, alter or add to a Scheduled Monument unless prior consent has been obtained from the Secretary of State for Culture, Media and Sport in the form of Scheduled Monument Consent. The granting of planning permission does not constitute Scheduled Monument Consent and this needs to be applied for, and granted, separately, prior to the commencement of any works on site. An informative note will be added to the decision notice highlighting this.

*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 significantly detrimental impact upon the designated heritage assets.

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**