HUNTINGDONSHIRE DISTRICT COUNCIL

25/00882/HHFUL

OFFICER REPORT

Case No: **25/00882/HHFUL** **Householder (Full)**

Proposal: **Erection of a 2 Storey front extension and a single storey rear extension**

Location: **The Cedars Houghton Road St Ives**

Applicant: **Mr & Mrs Cardwell**

Grid Ref: **530145 272342**

DESCRIPTION OF SITE AND APPLICATION

The application site at The Cedars, Houghton Road is occupied by a two-storey 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 two-storey front extension and a single storey rear 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

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

9800648FUL - Erection of dwelling The Spinneys Houghton Road St Ives (Permission)

98/01106/FUL - Erection of double garage The Spinneys Houghton Road St Ives (Permission)

CONSULTATIONS

St Ives Town Council - Support the application, state that the proposed extensions are of appropriate size and scale of the property and surrounding plot. The architectural designs are in keeping with the character of neighbouring properties and would not overlook on other plots.

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 The Cedars, Houghton Road is occupied by a large two-storey detached dwellinghouse on a considerable sized plot, located within a residential area in St Ives. The application seeks permission for a two-storey front extension, alongside a single storey rear extension.

When considering the built form of the proposed single storey rear extension, the extension is minor in scale, and acts subservient to the host dwelling. The extension measures approximately 6 metres in width and extends 4.2 metres from the rear of the property. The extension is to consist of a pitched roof, with a maximum height of 3.6 metres, with eaves at approximately 2.2 metres, complementing the form of the host dwelling. The rear extension is integrated well within the application site through the proposed use of materials to match existing. Additionally, the location of the single storey extension to the rear results in a neutral impact on the character and appearance of the area, as it is not visible from the street, and therefore is acceptable in terms of design and visual amenity.

When considering the scale and dimensions of the proposed two-storey extension to the front of the dwelling, whilst the extension is large in scale, its footprint covers a large section of the existing single storey extension that protrudes out from the front elevation. It must be noted that whilst guidance from Huntingdonshire's Design Guide (2017) states that extensions to the front of house should be avoided as they could compromise the visual cohesion of a building's façade, its character is already established through the existing front extension, and so is acceptable in this

regard. Additionally, when taking the wider context of the street into account, the surrounding attached dwellings are also not 'flat fronted', with a varied design of large dwellings along Houghton Road all making use of large plots. The dwelling is also set back from the street, with strong boundary treatment to the front of the site, limiting views into the site and reduces the impact of the proposal on the wider area. When considering the scale of the extension, it is to measure approximately 6.2 metres in width and extend 6.1 metres from the front of the dwelling. The extension has a pitched roof, set down lower than that of the host dwelling, thus maintaining the hierarchy of the built form. It has a maximum height of 7.4 metres, with eaves at 4.6 metres. The lean-to roof element extending from halfway up the blank wall of the eastern side elevation demonstrates good, thoughtful design, through breaking up an empty blank wall and improving the overall appearance of the development and preventing a bulky, overbearing look. The two-storey extension is to also be integrated within the application site through the use of materials to match the existing dwelling. Therefore, taking this into account, on balance the proposed front extension is acceptable and would not result in any detrimental harm to the character and appearance of the street scene and wider 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 and siting of the proposed two-storey front extension, predominantly located on land already occupied by existing built form, and taking into account the degree of separation between neighbouring properties, it is considered that the development would not result in any unacceptable harm to residential amenity in terms of overlooking or loss of privacy. Particular regard has been had to the relationship with the adjacent dwelling at The Spinneys to the west, which is set slightly back from the principal elevation of The Cedars. Existing views from the first-floor window on the eastern elevation are already constrained by the current built form, and the proposed extension, in conjunction with the existing separation distance, is not considered to introduce any further significant overbearing impacts. On balance, the proposal is therefore deemed acceptable with respect to residential amenity.

Given the scale and location of the proposed single storey rear extension, alongside having regards to the separation between adjacent properties alongside the strong boundary treatments, it is not considered that there would be any unacceptable material impacts in terms of overlooking, overbearing or loss of privacy. Therefore, the proposal is considered acceptable with regard to its impact on residential amenity.

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**