OFFICER REPORT

Case No: 25/01002/HHFUL Householder (Full)

Proposal: Proposed replacement single storey side extension

Location: 2 Manor Gardens Buckden St Neots

Applicant: Mr & Mrs Chris Willaims

Grid Ref: 519337 267578

DESCRIPTION OF SITE AND APPLICATION

The application site at 2 Manor Gardens is occupied by a two-storey end of terrace dwellinghouse located within a residential area in Buckden. The application site is not within the Buckden Conservation Area, which falls to the north of the application site, alongside a set of Grade IIS Listed dwellinghouses, which are within the Conservation Area. These can be seen in views from the application site. The application site also falls within Flood Zone 1 of the Environment Agency's Flood Map for Planning.

This application seeks permission for the proposed replacement of a single storey side 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
LP31: Trees, Woodland, Hedges and Hedgerows
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

Buckden Conservation Area Character Statement (1995)

Buckden Neighbourhood Development Plan 2020 - 2036 (2021)

Huntingdonshire Landscape and Townscape Supplementary Planning Document (2022)

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

RELEVANT PLANNING HISTORY

0602035FUL - Repositioning of fence (Permission)

CONSULTATIONS

Buckden Parish Council - Recommend approval, recommend that the window facing the road is made of obscured glass.

HDC Conservation Team - Made comments which are presented in subsequent sections of this report.

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
- Impact on Heritage Assets
- Residential Amenity
- Impact on Trees

* Design and Visual Amenity

The application site at 2 Manor Gardens is occupied by a two-storey, end-of-terrace dwelling located within a residential area in Buckden, and falls to the south of the Buckden Conservation Area. The works which are proposed are the replacement of the existing single storey, flat-roofed side extension, with a single storey side extension consisting of a lean-to roof.

In terms of the built form of the proposed side extension, whilst this covers a larger footprint than the existing flat-roofed extension, it is still considered to be minor in scale and is slightly set back from the primary elevation, maintaining the hierarchy of the built form acting subservient to the host dwelling. The proposed extension measures approximately 3 metres in width, and extends approximately 6.1 metres in length. The maximum ridge height of the proposed lean-to roof is to be 4.4 metres, with eaves at 2.5 metres. The extension is to be successfully integrated within the

application site through the proposed use of materials which match the existing dwelling. As such, the proposed extension is considered acceptable in terms of design, with no significant impact upon the character or appearance of the application site or wider street scene.

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.

*Impact on Heritage Assets

As detailed in the previous sections of this report, the application site lies to the south of Buckden Conservation Area, with a row of Grade IIS Listed dwellinghouses visible from the rear of the proposed development. As such, it should be regarded that:

Section 16(2) of the Planning (LBCA) Act 1990 (as amended) requires special regard to be had to the desirability of preserving the building or its setting or any features of special architectural or historic interest which it possesses.

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 (as amended) 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 sets 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.

As this is the case, HDC's Conservation team have been consulted and having reviewed the documents make the following comments which have been summarised below.

HDC's Conservation Officer begins by stating how the site falls outside the Buckden Conservation Area, but has views into Church Street within the Conservation Area. The side extension, due to its size, will be prominent in views from the Conservation Area, with the building line brought closer to the path and a more dominant roof height. Alongside this, it is noted that there is little room for landscaping, with the proposal extending further out to the boundary of the application site than the existing extension. The Conservation Officer notes that this will not preserve the views out of the Conservation Area, however there is no special regard to preserve or enhance the Conservation Area for development outside this and is a standard material consideration.

Whilst it is noted that the extension will be visible from views into and out of the Conservation Area, the area surrounding the application site is a typical residential area, with a varied building line and a number of extensions which project towards the path and road. The proposal replaces an existing flat roofed extension which can already be seen in views into and out of the Conservation

Area, with an extension which has a lean-to roof, a more traditional design than a flat roof. Taking into account the impact on views into/out of the Conservation Area of the existing flat roofed extension and weighing this against the impact caused by a larger but more traditional lean-to extension, it is not considered that the difference between the two would have a significantly detrimental impact upon the setting of the Conservation Area to justify a refusal of planning permission. As such, it is determined that the harm on the designated heritage impacts is minimal, and the proposal is acceptable in this regard.

Therefore, it is considered that the proposed development is acceptable with regards to its impact on the designated heritage assets. It therefore accords with Policy LP34 of the Local Plan to 2036, the provisions of the NPPF (2024) and the Planning (LBCA) Act 1990.

*Residential Amenity

Given the scale and location of the proposed side extension, and taking into account the proximity to nearby dwellings, it is not considered that there will any unacceptable material impacts in terms of overbearing or loss of light, nor would there be any issues regarding loss of privacy or overlooking.

As shown from the submitted proposed plans, a w.c. is to be included as a part of the extension. As this is the case, in order to provide a high standard of residential amenity for users of 2 Manor Gardens, a condition will be attached to ensure that the proposed window on the southern elevation is to be obscure glazed.

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 Huntingdonshire's Local Plan to 2036 in this regard.

*Impact on Trees

As part of the comments made by HDC's Conservation Officer, they note that there is a large willow tree, alongside other mature trees, on public land to the front of the site which has not been highlighted in the submitted plans and could be impacted by the development. Whilst these are not afforded formal protection and do not fall within the Buckden Conservation Area, they make a valuable contribution to the character and appearance of the wider area, and the potential impact of the proposal on this must be assessed.

Officers note the comment made by the Conservation Officer regarding the trees on public land to the front of the site. Having undertaken a site visit, and considering that the location of the proposed extension utilises the footprint of the existing extension, it is not determined that the development would have a detrimental impact on these trees. It is also noted that there is an area of hardstanding pavement to the front of the application site, resulting in clear separation between the proposals and the trees on the public land. Additionally, when considering the proposed location of the extension to the east of the existing dwelling, this is located adjacent to the street, allowing for construction traffic to access to the site without impacting any trees within the public space to the front of the site.

Therefore, when considering the above assessment, it is determined that there will be no detrimental harm as a result of the proposed extension to the trees to the front of the application site, and therefore the proposal is acceptable with regard to Policy LP31 of the Local Plan to 2036.

*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 harmful impact upon the designated heritage assets;
* Would not have a significantly detrimental impact upon the amenity of neighbours;
* Would not have a harmful impact upon trees.

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**