OFFICER REPORT

Case No: 24/02380/HHFUL Householder (Full)

Proposal: Rear corner single storey mono-pitched extension to the kitchen.

Location: 25 Nursery Gardens St Ives PE27 3NL

Applicant: Mr Leo Baker

Grid Ref: 531822 272246

DESCRIPTION OF SITE AND APPLICATION

The application site at 25 Nursery Gardens is occupied by a two-storey detached dwellinghouse located in a residential area within St Ives. The site partly falls within Flood Zones 2 and 3 of the Environment Agency's Flood Map for Planning.

This application seeks permission for a rear corner single storey mono-pitched extension to the kitchen.

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)

LP5: Flood Risk
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)

Huntingdonshire Strategic Flood Risk Assessment (2024)

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

RELEVANT PLANNING HISTORY

8902354OUT - RESIDENTIAL DEVELOPMENT. LAND NORTH OF ST. AUDREY LANE, ST. IVES. (Permission)

9101578REM - Erection of 44 dwellings, roads, sewers and ancillary works. The Nursery, St. Audrey Lane, St. Ives. (Details Approved)

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
- Flood Risk

*Design and Visual Amenity

The application site at 25 Nursery Gardens is a two-storey detached dwellinghouse located within a residential area in St Ives. The application seeks permission for the erection of an extension to the kitchen at the rear of the dwelling. When considering the proposed extension to the form of the existing dwelling, the extension is minor in scale and complements the existing built form, with the proposal measuring approximately 2.3 metres in length and 4.3 metres in width. It has a mono-pitched roof with a maximum ridge height of 3.7 metres with eaves at 2.1 metres. The extension is integrated within the application site by the proposed use of materials to match the host dwelling, and its design and location promotes efficient use of space and does not extend further than the rear of the dwelling. As such, it is considered that the proposal is acceptable with regards to design, and the location set to the rear will not cause any detrimental impact upon the character or appearance of the 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.

*Residential Amenity

Given the scale and location of the development proposed, alongside having regard to the separation between adjacent properties, it is not considered that there would be any unacceptable material impacts in terms of overbearing or loss of light, nor would there be any issues relating to overlooking or loss of privacy.

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.

*Flood Risk

The application site party lies within Flood Zones 2 and 3, as thus is liable to flood. It is noted from the Environment Agency's Flood Map for Planning that the location of the proposed extension falls within Flood Zone 2. It is also noted that as the proposal would be considered 'minor development' as per the NPPF (2024), it is therefore not subject to Sequential or Exception Tests. The NPPF however does state that a Site-Specific Flood Risk Assessment should accompany applications for development within Flood Zone 2, which in this case has been provided, and sets out mitigation measures which are considered acceptable for the type and scale of development proposed. Officers have also considered that the scale of development would not result in significant issues in terms of surface water or altering flood risk when taking into account the surrounding area.

Therefore, taking the above into account the development is considered to be acceptable with regard to its approach to flooding and will not (given its scale and use) result in an increased risk of flooding in the locality. It therefore accords with Policy LP5 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 significantly detrimental impact upon the amenity of neighbours;
* Would not have a harmful impact upon flood risk in the area.

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**