OFFICER REPORT

Case No: 25/00345/HHFUL Householder (Full)

Proposal: Proposed Side infill extension and garage conversion

Location: 11 Eaton Close Eaton Ford St Neots

Applicant: Mr & Mrs Smith

Grid Ref: 517271 261038

DESCRIPTION OF SITE AND APPLICATION

11 Eaton Close is a two-storey detached dwellinghouse located in a residential area in the north-west corner of St Neots. The existing property includes a detached double garage to the south of the property and an area of hardsurfacing to the front.

This application seeks permission for the erection of a proposed infill extension between the main dwellinghouse and detached garage. The proposal also involves the partial conversion of the garage to a habitable room (bedroom).

Officers have scrutinised the plans and have familiarised themselves with the site and surrounding area.

NATIONAL GUIDANCE

The National Planning Policy Framework (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

St Neots Neighbourhood Plan 2014 - 2029 (Adopted 24th February 2016)

Policy A2: Design

Supplementary Planning Documents (SPD) and Guidance:

Huntingdonshire Design Guide Supplementary Planning Document (2017):
3.1 Place Making Principles
3.7 Building Form

Huntingdonshire Landscape and Townscape SPD (2022)
Huntingdonshire Strategic Flood Risk Assessment (2024)

The National Design Guide (2021)

C1 - Understand and relate well to the site, its local and wider context
C2- Value heritage, local history and culture
I1 - Respond to existing local character and identity
I2 - Well-designed, high quality and attractive
I3 - Create character and identity

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

RELEVANT PLANNING HISTORY

There is no relevant planning history.

CONSULTATIONS

St Neots Town Council - Support the application, noting minimum impact on neighbours. Makes efficient use of the site.

REPRESENTATIONS

No third party representations were received during the course of the application.

SUMMARY OF ISSUES

The main issues to consider in the determination of this application are:

- Design and Visual Amenity
- Residential Amenity
- Highway Safety

* Design and Visual Amenity

Policy LP11 of the Local Plan states that a proposal will be supported where it is demonstrated that it responds positively to its context. Policy LP12 states that new development will be expected to be well designed and that a proposal will be supported where it can be demonstrated that it contributes positively to the area's character and identity and successfully integrates with adjoining buildings and landscape. This is also reflected in the Huntingdonshire Design Guide SPD and Section 12 of the National Planning Policy Framework (2024).

This application seeks approval for the erection of a single-storey infill extension between the main dwellinghouse and detached garage at No. 11 Eaton Close, Eaton Ford. The proposed infill

extension would be of a flat roof design, be constructed with a facing brick finish to match the existing property and would have a maximum height of 3m. The proposal also seeks approval for the partial conversion of the garage into a habitable room.

The proposed extension is considered to be a subservient addition to the main dwellinghouse and while there are no other instances of flat-roof extensions visible in the immediate streetscene of Eaton Close, given the small scale of the extension, the existing single-storey flat roof rear element of the property, and that it would be constructed of matching materials to the main dwellinghouse, the Local Planning Authority do not consider the proposal to result in any detrimental visual impacts on the existing property, the streetscene or the surrounding area.

It is also worth noting that the proposed infill extension would utilise an existing side elevation window on the main dwellinghouse, that would be removed to facilitate the extension and a garage door would be replaced by matching brickwork and a matching window.

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. The proposal is therefore deemed to be in accordance with Policies LP11 and LP12 of Huntingdonshire's Local Plan to 2036, Policy A2 of the St Neots Neighbourhood Plan and Section 12 of the National Planning Policy Framework (2024) in this regard.

*Residential Amenity

Policy LP14 of the Local Plan to 2036 states a proposal will be supported where a high standard of amenity is provided for all users and occupiers of the proposed development and maintained for users and occupiers of neighbouring land and buildings.

Given the small scale of the proposed extension, it being situated between the existing main dwellinghouse and garage and not extending beyond the existing front or rear elevations, the proposal is not considered to result in any impacts on any neighbouring properties amenities.

As such, the proposal is considered to be acceptable in relation to residential amenity and therefore in accordance with Policy LP14 of Huntingdonshire's Local Plan to 2036 and Section 12 of the National Planning Policy Framework (2024) in this regard.

*Highway Safety

Policies LP16 and LP17 of the Local Plan to 2036 seeks to ensure that new development incorporates appropriate space for vehicle movements, facilitates access for emergency vehicles and service vehicles and incorporates adequate parking for vehicles and cycles.

The proposal involves the partial conversion of the existing double garage to provide a habitable room and retain one space for off-street car parking. While the proposal would see a reduction in off-street car parking spaces at the property by one, the Local Planning Authority are satisfied there is space within the site (hardsurfaced area to the front of the double garage) to provide three parking spaces, which would be adequate for the existing property.

As such, the proposal is considered acceptable in terms of its impact on highway safety and therefore accords with Policy LP17 of Huntingdonshire's Local Plan to 2036 and Section 9 of the National Planning Policy Framework (2024) 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.

If you would like a translation of this document, a large text version or an audio version, please contact us on 01480 388424 and we will try to accommodate your needs.

CONTACT OFFICER:
Enquiries about this report to **Jennifer Wallis**