HUNTINGDONSHIRE DISTRICT COUNCIL

26/00208/HHFUL

OFFICER REPORT

Case No: **26/00208/HHFUL** **Householder (Full)**

Proposal: **Erection of single storey rear extension to dwelling.**

Location: **4 Nursery Gardens Little Paxton St Neots**

Applicant: **Mr Robert Daffern**

Grid Ref: **519321 262976**

DESCRIPTION OF SITE AND APPLICATION

The dwelling is a detached two storey brick property located within a residential area of Little Paxton.

The site is situated in flood zone 1 and there are no designated heritage assets in the vicinity.

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

The application is for a single storey rear extension.

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 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

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

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

PLANNING HISTORY

None

CONSULTATIONS

Little Paxton Parish Council – support the application, noting that the proposal will have no detrimental impact on either the area or neighbouring properties.

REPRESENTATIONS

No objections received at time of determination.

SUMMARY OF ISSUES

The main issues to consider in the determination of this application are:
- Design and Visual Amenity
- Residential amenity
- Trees, Woodland, Hedges and Hedgerows

*Design and Visual Amenity

Policies LP11 and LP12 of the Huntingdonshire Local Plan to 2036 state that developments should respond positively to their context, draw inspiration from the key characteristics of its surroundings and contribute positively to the area's character and identity.

The proposal is for a single storey rear extension positioned towards the northern side elevation; replacing an existing conservatory located further south along the rear elevation. The rear extension will provide a larger dining/ living area leading off from the kitchen, with bifold doors into the rear garden. It is to have a pitched roof with roof lights and a gable projection. It is to be constructed of matching materials with the original existing property, helping the addition to blend in with the existing main dwelling. As it is to the rear of the property and set back from the northern boundary by approximately 3.5 metres, there will be limited views of the proposed development from the adjacent open woodland to the north of the application site.

Therefore, it is considered that the scale, bulk and design of the development complement the host building and would not harm the general character of the area. The proposal, therefore, accords with LP11 and LP12 of Huntingdonshire's Local Plan to 2036 (2019) 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.

The proposal is for a single storey rear extension. It is 2.25 metres to the eaves, increasing to 3.75 metres to the ridge and 4.6 metres deep. There are no dwellings to the north of the application site, and this is the boundary closest to the proposed extension. Due to the position of the proposed extension, furthest away from the southern and western side boundarys, it is considered that there will be no impact on the residential amenity of neighbouring properties.

Therefore, the development is considered acceptable in terms of overshadowing, overlooking, loss of privacy, loss of light and would not have a significant impact upon residential amenity. The proposal, therefore, accords with LP14 of Huntingdonshire's Local Plan to 2036 (2019) in this regard.

*Trees, Woodland, Hedges and Hedgerows

Policy LP31 of the Local Plan to 2036 states a proposal will only be supported where it seeks to conserve and enhance any existing tree, woodland, hedge or hedgerow of value that would be affected by the proposed development.

It is noted that there is a large open woodland area adjacent to the northern side boundary. However, the more mature trees are set furthest away from the application site, with smaller trees and hedging closest to the boundary. The In addition, the crown of the closest tree doesn't appear to extend across the boundary and therefore it is concluded that the trees are unlikely to be affected by the proposed development.

Therefore, the proposed development is considered to be acceptable with regard to its impact on trees and therefore accords with Policy LP31 of Huntingdonshire'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;
* Would not have a harmful impact on trees, woodland, hedges and hedgerows.

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 **Olivia Manton**