OFFICER REPORT

Case No: 25/00496/HHFUL Householder (Full)

Proposal: Erection of first floor side extension and changes to fenestration

Location: 47 Park Road Buckden St Neots

Applicant: Mr Jeffrey

Grid Ref: 519848 267362

DESCRIPTION OF SITE AND APPLICATION

47 Park Road is a two-storey detached dwellinghouse located in a residential area in Buckden. The property is located within the Buckden Neighbourhood Plan boundary.

This application seeks permission for the erection of a first-floor side extension and alterations to the fenestration. The proposed extension would provide an additional bedroom and ensuite, be of a gable-end design and would measure 7.3m in depth and 2.8m in width.

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

Buckden Neighbourhood Plan 2020-2036 (Adopted May 2021)

Building Design 1 - Context
Building Design 2 - Implementation

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

Buckden Parish Council - No objections to the proposal.

REPRESENTATIONS

One letter of representation was received during the course of the application raising concerns over the proposed window in the south-west side elevation of the existing house and overlooking impacts. Note that the window is shown to be high level. Although would prefer no window, will accede if it is a narrow high window only.

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

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 Buckden Neighbourhood Plan, the

Huntingdonshire Design Guide SPD and Section 12 of the National Planning Policy Framework (2024).

This application seeks permission for the erection of a first-floor side extension above the existing garage and alterations to the fenestration at No. 47 Park Road, Buckden. The proposed extension would be of a gable-end design and would measure 7.3m in depth and 2.8m in width.

The proposed extension is considered to be a subservient addition to the main dwellinghouse as the proposal would be set back from the principal elevation, would not extend beyond the existing rear elevation and would have a lower ridge height to the existing property. The proposal would be of a gable-end design that would match that of the existing dwelling and neighbouring properties in the immediate vicinity. Furthermore, the proposed extension would be constructed of matching materials to the main dwellinghouse.

The proposal also involves alterations to the existing fenestration, including the addition of bifold doors to the rear and a change to the window design. An additional high level window is also proposed in the south west elevation to serve the snug. Given the varied window styles in the streetscene and surrounding area, the proposed alterations are considered to be acceptable. It is worth noting that the changes to the windows on the front elevation of the property are considered to be minor and those on the rear elevation would not be readily visible from public vantage points.

As such, 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, the Buckden 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.

The closest neighbouring residential property that is likely to be impacted upon as a result of the proposed development is No. 45 Park Lane, Buckden.

Given the proposed first-floor extension would not extend beyond the front or rear elevations of No. 45 Park Lane and the neighbouring property does not include any south-west side elevation windows, the Local Planning Authority are satisfied that the proposal would not result in any detrimental overbearing, overshadowing or loss of light impacts.

Furthermore, the proposal is not considered to result in any detrimental overlooking impacts as the first floor, north-east side elevation window would serve an en-suite and would be obscurely glazed. A condition will be imposed to ensure this.

A neighbour has expressed concern regarding the window proposed in the south-west elevation to serve the ground floor snug. However, this window is proposed to be a high-level window and the properties to the south-west are separated by an access and driveways. It must also be bourne in mind that this window could be installed under permitted development. Accordingly no adverse overlooking or loss of privacy is anticipated.

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 and Section 12 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.

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