OFFICER REPORT

Case No: 26/00140/HHFUL Householder (Full)

Proposal: Single storey pitched roof extension to rear of property
Minor modifications to existing door and window openings
Internal alterations
Replacement doors and windows

Location: 181 Sapley Road Hartford Huntingdon

Applicant: Alice Cole

Grid Ref: 524921 273878

DESCRIPTION OF SITE AND APPLICATION

The application site contains a two-storey dwelling located within a residential area on Sapley Road in Hartford, on the northeastern edge of Huntingdon. The A141 runs to the rear of the property, with Sapley Park situated opposite to the southwest.

The proposal seeks permission for a single-storey rear extension, extending the existing pitched roof section of the dwelling. The works also include minor alterations to the existing door and window openings.

The site is located in flood zone 1, outside the conservation area and there are no Listed Buildings or Tree Preservation Orders on or adjacent to the site. 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 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

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

Huntingdon Neighbourhood plan 2018-2026 (2019):
BE2: Local Distinctiveness and Aesthetics
Huntingdonshire Landscape and Townscape Supplementary Planning Document (2022)

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

PLANNING HISTORY

8501803OUT for Residential Development (8 acres),land at Sapley Road, Hartford, Huntingdon, PER dated 21.01.1987

8701970REM for Layout, siting, design and means of access of 20 dwellings (2.53 ha) land north east of Sapley Road, Hartford, Huntingdon, DA dated 21.12.1987

0700641PDE for Proposed conversion of garage into study, NREQ dated 17.03.2007

CONSULTATIONS

Huntingdon Town Council were consulted and stated they have no comment on the proposal

REPRESENTATIONS

No representations were 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

*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 application site contains a two-storey dwelling located within a residential area on Sapley Road in Hartford, on the northeastern edge of Huntingdon. The A141 runs to the rear of the property, with Sapley Park situated opposite to the southwest.

The proposal seeks permission for a single storey rear extension, extending the existing pitched roof section of the dwelling. The extension would have an approximate depth of 1.6 metres, an eaves height of 2.3 metres and a width of 2.8 metres. The design integrates well with the host dwelling, forming a natural continuation of the existing hipped roof. It is infill in nature, aligning with the width of this part of the rear elevation and matching the depth of the existing rear extension. The proposed materials are considered to be sympathetic to those of the host property.

Given its position to the rear, the extension would be obscured from public viewpoints.

The additional elements of the proposal, comprising minor modifications to existing door and window openings, are not considered to result in any harm to the character or appearance of the local area.

Given the above, the proposed scale, design, and layout of the extensions would not result in any significant harm to the character and appearance of the local area. Therefore, the proposal accords with Policies LP11 and LP12 of Huntingdonshire's Local Plan to 2036, Huntingdonshire Design Guide 2017, and Huntingdonshire Landscape and Townscape Supplementary Planning Document 2022 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 proposed rear extension is located on the side elevation of the existing rear extension and would be effectively screened from No.183 by the existing built form. As such, it is considered that there would be no adverse impact on the residential amenity of this neighbouring property.

With regard to No.179, given the modest scale of the proposal and the separation distance between the extension and the shared boundary, it is considered that the development would result in very minimal impact on the residential amenity of this property.

The additional elements of the proposal, comprising minor modifications to existing door and window openings, are not considered to result in any harm to Residential Amenity.

Officers have considered the proposal in terms of overlooking, overbearing, overshadowing and other environmental impacts. Given the siting, nature and scale of the proposal, it is considered that no significant adverse residential impacts would result from the proposal being implemented to neighbouring properties and the surrounding area. The proposal is therefore considered to be in accordance with Policy LP14 of the Local Plan to 2036 and paragraph 135 of the NPPF (2024).

*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 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 **Benjamin Eyre**