OFFICER REPORT

Case No: 24/02154/HHFUL Householder (Full)

Proposal: Proposed side extension with roof alterations and new cladding

Location: 41 Beachampstead Road Great Staughton St Neots

Applicant: Mr Todd

Grid Ref: 513124 264743

DESCRIPTION OF SITE AND APPLICATION

This application relates to 41 Beachampstead Road, a two-storey detached dwelling located in a residential estate in Great Staughton. The site is situated within flood zone 1 and there are no designated heritage assets in the vicinity.

The application seeks permission to erect a side extension with roof alterations and new cladding.

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) paragraph 8 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 also sets out the Government's planning policies for (amongst other things):
* making effective use of land
* achieving well-designed, beautiful, and safe places;
* conserving and enhancing the natural 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)
LP 11 Design Context
LP 12 Design Implementation
LP 14 Amenity
LP 17 Parking and Vehicle Movement

Supplementary Planning Guidance/Documents:

Huntingdonshire Design Guide Supplementary Planning Document (2017):

3.1 Place Making Principles
3.7 Building Form

Huntingdonshire Landscape and Townscape Supplementary Planning Document 2022

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

PLANNING HISTORY

No relevant Planning History

CONSULTATIONS

Great Staughton Parish Council have been consulted but no comments have been received at the time of determination.

CCC Highways raise no objections.

REPRESENTATIONS

No representations have been received at the time of determination.

SUMMARY OF ISSUES

The key issues to be considered are as follows: -
Design and Visual Amenity
Residential amenity
Highway Safety

Design and Visual Amenity
The relevant policies within Huntingdonshire's local plan to 2036, relating to Design and Visual Amenity are LP 11 Design Context and LP 12 Design Implementation.

The proposal is for the extension to the existing garage to the side of the house closer to the footpath, add a dual pitched roof to the existing and new extension and a mono pitch roof to the existing porch. The application also proposes to remove the tiled front and replace with cladding.

Officers consider that the extension to the side of the garage is modest and although it would bring the side elevation of the garage closer to the back of the footpath. There remains a small triangular piece of grass separating the rear part of the proposal to the footpath, and the proximity of the front of the proposal to the footpath is considered not to significantly impact on the character and appearance of the area in these circumstances. In terms of the change in roof style, while the flat roofed garage is a character of the area, there are examples opposite of differing style houses with gable ended extensions. Therefore, whilst it is acknowledged that the change in roof will impact on the character and appearance of the area this is not sufficient to warrant a refusal on this basis.

The replacement of tiles to cladding at the front of the dwelling could be completed under Schedule 2 - Part 1 Class A of the Town and Country Planning Act (As Amended) 1990 as there already exists cladding on the top part of the existing garage and porch. Therefore, this will form the fallback position for this part of the application.

Whilst the cladding would be a departure from the characteristic tiles of this side of the road within the estate, its replacement with cladding would bring cohesion of the extended garage and original dwelling.

It is therefore considered that the proposed siting, scale, design, and materials are sympathetic to the host dwelling and would have no adverse visual impact on the surrounding locality. Materials and plans will be secured by condition.

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.

Impact on residential amenity

Regarding residential amenity, the relevant policy within the local plan to 2036 (LP 14 Amenity), applies.

No objections have been received from neighbouring occupiers and Officers have considered the extensions impact in terms of overlooking, overbearing and overshadowing impacts on surrounding neighbouring sites.

Given the above, the location, size, and design of the development is considered unlikely to give rise to any significant amenity impacts in terms of overlooking, overbearing, or overshadowing or other environmental impacts. The proposal is therefore compliant with Local Plan Policy LP14 of Huntingdonshire's Local Plan to 2036 in this regard.

Highway Safety

Policy 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.

Due to the proximity of the proposal to the highway, CCC Highways were consulted and raise no objections to the proposal, confirming that the highway stops at the back of the footpath.
Given the above, it is considered that the proposal, subject to condition, accords with Policy LP17 of the Local Plan to 2036 and the NPPF (2024) in this regard.

CONCLUSION

Taking the above matters into consideration the proposed development is considered to be compliant with relevant national and local planning policies, in that it

- Is of an appropriate scale and design;
- It would not have a harmful impact upon the character and appearance of the area;
- It would not have a significantly detrimental impact upon the amenity of the neighbours;
- Would not have a harmful impact upon parking provision and vehicle movement; and
- Would not adversely effect on Highway safety.

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 **Andrea Dollard**