OFFICER REPORT

Case No: 25/00539/HHFUL **Householder (Full)**

Proposal: **Erection of single storey flat roof extension to the rear and demolition of existing garage.**

Location: **10 Pope Road Eynesbury St Neots**

Applicant: **Mr And Mrs Johnnie Howman**

Grid Ref: **518282 259845**

DESCRIPTION OF SITE AND APPLICATION

No. 10 Pope Road is a detached bungalow located in a residential area in Eynesbury, St Neots. The property is located within the boundary for the St Neots Neighbourhood Plan and is within the St Neots Conservation Area. The site is also located within Flood Zone 2.

This application seeks permission for the erection of a single storey rear extension and the demolition of an existing garage. The proposed extension would be of a flat-roof design and would measure a depth of 4m, a width of 9.1m and a height of 3m. The proposal would be constructed using facing brickwork with EPDM roofing with uPVC windows and aluminium composite doors and will provide an extended kitchen/diner/family area.

This application has been accompanied by a Design and Access Statement, a Heritage Statement and a Flood Statement.

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.

Section 72 of the Planning (Listed Buidings and Conservation Areas) Act 1990, 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
LP34: Heritage Assets and their Settings

St Neots Neighbourhood Plan 2014-2029

Policy A3: Design
Policy P4: Flooding

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 proposal. Fits in with the local street scene. We consider the proposal would assimilate itself to the existing part of the town.

REPRESENTATIONS

One letter of representation was received during the course of the application stating the following:

"We live next door at number 8 and the garage is right on our boundary fence. Whilst I have no objection per se, my concern is that the garage which was built in the 1950's was constructed using asbestos. If this is to be demolished, it will need to be done by specialists to avoid asbestos dust contaminating our property."

Officer Note - the removal of Asbestos should be done by a specialist licensed contractor, however, this is not a planning matter.

SUMMARY OF ISSUES

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

- Design, Visual Amenity and Heritage Assets
- Residential Amenity

* Design, Visual Amenity and Heritage Assets

The Local Planning Authority is required to ensure that with respect to any buildings or other land in a conservation area, special attention shall be paid to the desirability of preserving or enhancing the character or appearance of that area, through the Planning (Listed Buildings and Conservation Areas) Act 1990 at Section 72. This is also reflected in Policy LP34 of the Huntingdonshire Local Plan to 2036 and Section 16 of the National Planning Policy Framework.

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 Policy A3 of the St Neots 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 single storey rear extension in place of an existing conservatory and the demolition of an existing garage at No. 10 Pope Road, Eynesbury. The proposed extension would be of a flat-roof design and would measure a depth of 4m, a width of 9.1m and a height of 3m. The proposal would be constructed using facing brickwork with EPDM roofing with uPVC windows and aluminium composite doors. The property is located within the Eynesbury Conservation Area.

The existing property of No. 10 Pope Road is a detached bungalow that is of a half-hipped and gable-end design with a single-storey lean-to conservatory at the rear of the property. The character of properties in the immediate vicinity is mixed with single and two storey properties of a gable and hipped roof design and properties constructed with brick and render finishes.

The proposed extension is considered to be a subservient addition to the main dwellinghouse by virtue of its single-storey scale and commensurate rear projection. The proposed flat roof design is considered to be acceptable due to the varied streetscene of Pope Road where there are a number of instances of flat roof elements. It is also worth noting that the proposal is at the rear of the property and would therefore not be readily visible from public vantage points along the public highway. Furthermore, the proposed extension would be constructed of matching materials to those used in the construction of the main dwellinghouse.

The demolition of the existing garage is not considered to result in any visual harm to the site, the streetscene of Pope Road nor the surrounding area.

Overall, given the acceptable scale, design and appearance of the proposed extension, the proposal is not considered to result in any harm and would preserve the character and appearance of the Eynesbury Conservation Area.

The proposal is therefore deemed to be accordance with Section 72 of the Planning (Listed Buildings and Conservation Areas), Policies LP11, LP12 and LP34 of Huntingdonshire's Local Plan to 2036, Policy A3 of the St Neots Neighbourhood Plan and Sections 12 and 16 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 properties that are likely to be impacted upon as a result of the proposed development are Nos. 8 and 12 Pope Road, Eynesbury.

With regard to No. 12 Pope Road, the proposed extension is not considered to result in any significantly detrimental overbearing, overshadowing or loss of light impacts as it would be single-storey in height and of a flat roof in design (a maximum height of 3m). It would be located approximately 0.8m from the shared boundary, which consists of a close-boarded fence that would screen the majority of the proposal. Furthermore, as it would be single storey in height, with no windows proposed on the side elevation, the proposal would not result in any overlooking impacts on the neighbouring property.

The proposed extension is not considered to result in any detrimental impacts on the neighbouring property of No. 8 Pope Road as it would be single storey in height and approximately 3.8m from the shared boundary with the neighbouring property, with no windows on the side elevation. It is also worth noting that the detached garage to be demolished runs along the shared boundary with the neighbouring property and its removal would not result in any detrimental impacts.

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.

*Flooding

National guidance and Policy LP5 of the Local Plan to 2036 seek to steer new developments to areas at lowest risk of flooding and advises this should be done through application of the Sequential Test, and if appropriate the Exceptions Test (as set out in paragraphs 170-182 of the NPPF (2024)).

The land that the application site forms part of is liable to flood. The proposed development is considered 'minor development' and therefore is not subject to the Sequential or Exception Tests as detailed in the NPPF. The application should however still meet the requirements for site specific flood risk assessments. The application includes the Environment Agency's flood risk assessment matrix, the measures proposed in the matrix are considered appropriate and reasonable for the scale of development proposed and can be secured by condition.

As such, the development is considered compliant with LP5 of Huntingdonshire's Local Plan to 2036 and the NPPF 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**