HUNTINGDONSHIRE DISTRICT COUNCIL

25/00619/HHFUL

OFFICER REPORT

Case No: **25/00619/HHFUL** **Householder (Full)**

Proposal: **Erection of single storey flat roof rear extension**

Location: **7 - 9 River Lane Elton Peterborough**

Applicant: **Mr Nathan Colbert**

Grid Ref: **508466 294065**

DESCRIPTION OF SITE AND APPLICATION

The site comprises of a two-storey semi-detached dwellinghouse located on River Lane in Elton. The is within the Elton Conservation Area and sits within Flood Zone 2 & 3.

The application seeks planning permission for the erection of a single-storey flat roof rear extension.

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;
* achieving well-designed places;
* conserving and enhancing the natural environment;
* conserving and enhancing the historic environment.

Planning Practice Guidance and the National Design Guide 2019 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 5: Flood Risk
LP 11: Design Context
LP 12: Design Implementation
LP 14: Amenity
LP 34: Heritage Assets and their settings

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

RELEVANT PLANNING HISTORY

78/00578/FUL – Erection of garage – Permission

16/01060/HHFUL - Side and rear two storey extension. - Permission

16/80287/COND - Condition information for 16/01060/HHFUL - C3 and C4 - Discharged

CONSULTATIONS

Elton Parish Council recommends approval. (full comments can be seen on public access).

REPRESENTATIONS

None received at the time of determination.

SUMMARY OF ISSUES

The main issues to consider in the determination of this application are:
- Design and Visual Amenity
- Residential amenity
- Impact upon the Conservation Area
- Flood Risk

Design and Visual Amenity

Policy LP 11 of the adopted Local Plan to 2036 states that a proposal will be supported where it is demonstrated that it responds positively to its context and has drawn inspiration from the key characteristics of its surroundings and has regard for the guidance contained within the Design SPD (2017).

River Lane hosts a number of detached and semi-detached dwellings of varying sizes, styles and designs. No 7-9 River Lane is a two-storey semi-detached dwellinghouse with an attached garage to the front with a large gravelled driveway with established hedging bounding the front of the site.

The application seeks permission for the erection of a single storey flat roof rear extension which would project approx. 5 metres from the rear elevation and would measure approx. 5.325 metres in width. There would be glazed doors to the eastern side elevation and windows in the north and west elevations. The proposed single-storey extension would have a flat roof with a roof lantern with a ridge height of approx. 3.2 metres. The proposed materials would be red facing brickwork – heritage blend, fibreglass GRP flat roof in grey, UPVC wood grain effect windows in crème and alloy grey doors to match the existing. The proposed extension would be considered modest in scale and design and would not be seen from the street frontage.
The proposal by virtue of its siting, scale, size and design would not cause any detrimental impact to the character and appearance of the host dwelling or the surrounding area.

Overall, it is considered the proposed development is acceptable with regard to design and visual amenity and therefore accords with Policies LP11 and LP12 of Huntingdonshire's Local Plan to 2036.

Residential Amenity

Policy LP14 states that 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 in terms of light, outlook, privacy and noise.

In terms of neighbouring amenity, the proposed extension would be of single-storey nature with a flat roof design. No windows proposed would offer views to windows serving habitable rooms or private amenity space. Attached neighbouring site to the east is No11 River Lane, the proposed extension would be sited a substantial distance from the boundary between the two sites. The proposed single storey rear extension would be considered acceptable due to its siting, scale and design and would not cause detrimental harm to any neighbouring site.

Overall, 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 in this regard.

***Impact upon the Conservation Area**

Section 72 of the Planning (LBCA) Act 1990 states that special attention shall be paid to the desirability of preserving or enhancing the character or appearance of a Conservation Area.

The application site is within the Elton Conservation Area. The proposed extension would sit to the rear of the site with no views from the Conservation Area. The proposal would be in keeping with the character and appearance of the dwelling and the surrounding area and would not cause harm to the character and appearance of the Elton Conservation Area.

It is therefore considered that the proposals accord with the Planning (Listed Buildings and Conservation Areas) Act 1990, NPPF and Local Plan Policy LP34.

Flood Risk

The application site is in Flood Zone 3 as identified by the Huntingdonshire Strategic Flood Risk Assessment (2017), which means it has a high probability of flooding. The applicant has submitted the required household checklist which confirms that: the floor levels with the proposed development are set no lower than existing levels.

Given the scale of the proposal, the submitted information is considered acceptable in this instance. The proposal is therefore considered acceptable and complies with Policy LP5 of the Local Plan to 2036 and the NPPF 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 significantly detrimental impact upon the amenity of neighbours;
* Would not have a harmful impact on designated heritage assets;
* Would not result in an increased risk of flooding in the locality.

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 **Robyn Kerrigan**