OFFICER REPORT

Case No: 24/02371/HHFUL **Householder (Full)**

Proposal: **Removal of conservatory and balcony area and replace with flat roof rear single storey extension and part new balcony area.**

Location: **7A Rectory Road Bluntisham Huntingdon**

Applicant: **Mr & Mrs Chadda**

Grid Ref: **536980 274437**

DESCRIPTION OF SITE AND APPLICATION

The application site is a two-storey detached dwellinghouse located on Rectory Road in Bluntisham. There are no constraints relevant to the site.

The application seeks planning permission for the removal of conservatory and balcony area and replace with flat roof rear single storey extension and part new balcony area.

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 11: Design Context
LP 12: Design Implementation
LP 14: Amenity

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

8701134OUT - Erection of a dwelling – Refused, Appeal Allowed

8901415REM – Erect one dwelling and garage – Details approved

99/11737/FUL - Extension to dwelling – Permission

02/00529/FUL - Extensions and alterations to dwelling and garage – Refused

0301548FUL - Extensions and alterations to dwelling and erection of garage - Permission

CONSULTATIONS

Bluntisham Parish Council recommend approval. It will improve the existing dwelling and living arrangements for the applicants.

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

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).

The application site is located on the Southern side of Rectory Road and is of brick and tile construction with cream render to the first floor. The site has a hardstanding driveway and garage to the front and has a conservatory and first floor balcony to the rear.

The proposal would see the removal of the existing conservatory and balcony area which would be replaced with a single-storey flat roof extension that would protrude from the rear elevation of the host dwelling by approx. 5.2 metres with a width of approx. 9.6 metres. The extension would have glazing to the rear elevation and a rooflight inserted into the flat roof. There would be a balcony area to the west of the site, which replaces and existing balcony. The proposed materials would be brickwork to match the existing, 3 layer felt/resin or rubber flat roof, grey UPVC windows and grey aluminium bi-fold doors. The proposal would be sited entirely to the rear with no views from public

vantage points. The proposed materials would be considered in keeping with the character and appearance of the host dwelling and the surrounding area.

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.

The proposed extension would be of single storey nature. It is acknowledged that the replacement balcony would extend by an additional approx. 1.9 metres compared to the existing timber balcony and therefore would project further towards the front elevation of No5 Rectory Road which sits further back in its plot than the host property. The existing mature conifer hedge would block views from the proposed first floor balcony towards the front elevation of No5. In any event, No5 is a 1.5 storey chalet bungalow and having regard to the orientation and separation of both properties it is not considered that there would be detrimental impacts in terms of direct overlooking to windows serving habitable rooms at No5. The proposed side elevation shows that the proposed balcony would be contained by a solid wall on the western elevation preventing significant overlooking to the west and would predominantly provide views towards the rear garden of the application site. It is not considered that the proposal would give rise to detrimental amenity impacts to No 5 in terms of overbearing impact, loss of privacy or overlooking.

The neighbouring property to the east is No 9 Rectory Road. The sites are separated by a gravelled driveway and given the single-storey nature of the proposal with no windows proposed offering views to windows serving habitable rooms or private amenity space, it is not considered that the proposal would cause any detrimental harm upon this neighbouring property with regard to overbearing impact, overlooking, loss of light of loss of privacy.

The proposal is therefore in accordance with Policy LP14 of the Local Plan to 2036.

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 **Robyn Kerrigan**