HUNTINGDONSHIRE DISTRICT COUNCIL

24/02333/HHFUL

OFFICER REPORT

Case No: **24/02333/HHFUL** **Householder (Full)**

Proposal: **Proposed porch to front of property.**

Location: **5 The Brambles St Ives PE27 5NJ**

Applicant: **Mrs Charlotte Homent**

Grid Ref: **530691 270358**

DESCRIPTION OF SITE AND APPLICATION

The application site at 5 The Brambles is occupied by a two-storey end of terrace dwellinghouse located within a small residential area to the south of St Ives. The application site falls out of the St Ives Conservation Area, and lies to the west of The Limes, a Grade II Listed Building.

This application seeks permission for the erection of a porch to the front of the property.

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, beautiful and safe 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)

LP5: Flood Risk
LP11: Design Context
LP12: Design Implementation
LP14: Amenity
LP34: Heritage Assets and their Settings

Neighbourhood Plan and relevant policies where applicable

Huntingdonshire Design Guide Supplementary Planning Document (2017):

* Place Making Principles parts 3.7 Building Form and 3.8 Building Detailing

Huntingdonshire Landscape and Townscape Supplementary Planning Document (2022)

Huntingdonshire Strategic Flood Risk Assessment (2024)

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

RELEVANT PLANNING HISTORY

8400187FUL - Erection of 20 dwellings & 36 flats. Limes Park West London Road Hemingford Grey (Permission)

17/02173/HHFUL - Part two storey part single storey rear extension, first floor window to side elevation (Permission)

18/80145/NMA - Amendment to application 17/02173/HHFUL to use timber species that will weather naturally to a silver-grey colour (Other Consent)

21/01754/HHFUL - Retrospective permission for rear extensions approved under permission 17/02173/HHFUL and retrospective permission for rear raised patio and boundary fence height. (Permission)

CONSULTATIONS

St Ives Town Council - Support the application.

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
- Impact on Heritage Assets
- Residential Amenity
- Flood Risk

*Design and Visual Amenity

The application site at 5 The Brambles is occupied by a two-storey end of terrace dwellinghouse located in the vicinity of the Grade II Listed The Limes, with the surrounding residential area consisting of a mid-1980s development of a variety housing types. The application seeks permission for the erection of a front porch to the existing dwelling. The proposed front porch would measure approximately 2.7 metres in width and 1.8 metres in length. The proposed roof is similar in design to that of the existing dwelling, echoing the pitch and integrating within the existing dwelling with the use of concrete tiling to match. The roof consists of a maximum height of 3.4 metres and is flat in design, with eaves at approximately 2.7 metres. Considering the proposed dimensions to the existing dwelling, the porch is minor in scale, therefore it is considered the

addition would be acceptable with regards to design and visual amenity. This is supported by the proposed use of materials to match the existing dwelling, resulting in no detrimental impact upon the character or appearance of the area.

It must be noted that guidance in Huntingdonshire District Council's (HDC) Design Guid (2017) states extensions to the front of the property should be avoided as building out from the front creates an unbalanced façade and disrupts the line of the street. However, taking the wider context of the street into account, this would not be the case for this application. The dwelling itself is set back from the street and includes a large area of open public space to the front, alongside an access route off of the main street for private car parking. Additionally, the layout of the existing dwelling alongside surrounding dwellings are not 'flat fronted', meaning the proposed front porch would be integrated well within the terrace and have a neutral impact on the character and appearance of the area. As such, the proposed porch is considered acceptable in this instance.

Overall, taking the above factors into consideration the proposed development is considered to be acceptable with regard to design and visual amenity and would not have a significantly detrimental impact upon the character or appearance of the area. It therefore accords with Policies LP11 and LP12 of Huntingdonshire's Local Plan to 2036 in this regard.

*Impact on Heritage Assets

In assessing works in the vicinity of a Listed Building, it should be regarded that:

Section 66 of the Planning (LBCA) Act 1990 states that in considering whether to grant planning permission for development which affects a listed building or its setting, the local planning authority shall have special regard to the desirability of preserving the building or its setting or any features of special architectural or historic interest which it possesses.

Para. 205 of the NPPF sets out that 'When considering the impact of a proposed development on the significance of a designated heritage asset, great weight should be given to the asset's conservation (and the more important the asset, the greater the weight should be). This is irrespective of whether any potential harm amounts to substantial harm, total loss or less than substantial harm to its significance'.

Para. 206 states that 'Any harm to, or loss of, the significance of a designated heritage asset (from its alteration or destruction, or from development within its setting), should require clear and convincing justification'

Local Plan policy LP34 aligns with the statutory provisions and NPPF advice.

Officers have considered the nearby heritage asset of the Grade II Listed The Limes, and have assessed any potential harm on this by the proposed porch. It is considered that, due to the strong physical boundary treatment between the existing dwelling and The Limes, the proposal would not in any harm to the significance of the Listed Building. Regarding the scale of the development, this will result in no overbearing impacts on the heritage asset, and with the use of materials which match the existing dwelling, the proposal will not impact The Limes' appearance within the wider area. As such, it is determined that the proposed development is acceptable with regards to its impact on the designated heritage assets and preserves its setting. It therefore accords with Policy LP34 of the Local Plan to 2036, the provisions of the NPPF (2024) and the Planning (LBCA) Act 1990.

*Residential Amenity

Given the scale and type of development proposed, alongside having regard to adjacent properties, it is not considered that there would be any unacceptable material impacts in terms of overbearing or loss of light, nor would there be any issues relating to overlooking or loss of privacy.

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 HDC's Local Plan to 2036 in this regard.

*Flood Risk

The application site lies in Flood Zone 3, as thus is liable to flood. It is noted that as the proposal would be considered 'minor development' as per the NPPF (2024), it is therefore not subject to Sequential or Exception Tests. The NPPF however does state that a Site-Specific Flood Risk Assessment should accompany applications for development within Flood Zone 3, which in this case has been provided. This details the mitigation measures that will be used to limit the risk of flood in the locality, which in this case is considered acceptable and shall be secured by condition. Officers have also taken into consideration the scale of the development and it is considered that this would not result in significant issues in terms of surface water or altering flood risk when taking into account the surrounding area.

Therefore, taking the above into account the development is considered to be acceptable with regard to its approach to flooding and will not (given its scale and use) result in an increased risk of flooding in the locality. It therefore accords with Policy LP5 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 harmful impact upon the character and appearance of the area;
* Would not have a harmful impact upon the designated heritage assets;
* Would not have a significantly detrimental impact upon the amenity of neighbours;
* Would not have a significant impact on flood risk in the area.

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 **Josh France**