OFFICER REPORT

Case No: **24/02298/HHFUL** **Householder (Full)**

Proposal: **Single-storey rear extension and demolition of existing garage.**

Location: **17 Miller Way Brampton Huntingdon**

Applicant: **Mr A Malleck-Amode**

Grid Ref: **520153 271176**

DESCRIPTION OF SITE AND APPLICATION

This application relates to 17 Miller Way, a single storey dwelling in Brampton.

The proposal seeks to remove the existing garage to the side/rear of the dwelling and erect a single storey rear extension.

There are no relevant constraints for the site.

During the lifetime of the application amendments have been made to the scheme to bring the side elevation with no 15 Miller Way, away from the boundary. Neighbours were reconsulted as a result.

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

Supplementary Planning Documents - Subjected to Public Consultation proper to adoption by HDC
Landscape And Townscape Supplementary Planning Document 2022

Cambridgeshire Flood and Water Supplementary Planning Document 2017
Huntingdonshire Design Guide Supplementary Planning Document 2017

PLANNING HISTORY

24/01631/HHFUL - Single-storey rear extension and demolition of garage. - Refused - 31.10.2024

CONSULTATIONS

Brampton Parish Council recommend approval of the proposal subject to materials matching existing as closely as possible.

REPRESENTATIONS

Representations have been received from the following addresses;
15 Miller Way, Brampton

18 Blackthorn Walk, Bristol

Full comments can be viewed online but broadly relate to;

*Residential amenity (Overbearing/ Overshadowing/ Overlooking)
*Design (Not in character with the area/ Massing/ Design)

During the lifetime of the application the west elevation of the proposal has been amended and a further consultation with the neighbours took place – The neighbour still objects to the proposal on the basis due to the proximity to the boundary, feeling that the development would be overbearing and overshadowing and reduce their outlook. Concern about the resulting large size and the potential for it to become a HMO which they feel could lead on street parking issues.

SUMMARY OF ISSUES

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

<u>Design and Visual Amenity and Impact on the Character and Appearance of the Conservation Area</u>
With regard to design and character, the relevant national and local policies are Huntingdonshire's Local Plan to 2036 (LP 11 Design Context and LP 12 Design Implementation), Huntingdonshire Design Guide 2017, Huntingdonshire Landscape and Townscape Assessment 2022 and Chapter 12 of the NPPF December 2024.

Paragraph 139 of the NPPF December 2024 states that development that is not well designed should be refused, especially where it fails to reflect local design policies and government guidance on design.

Policy LP11 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 Huntingdonshire Design Guide SPD (2017).

LP 12 states that proposals will be supported where it can be demonstrated that it contributes to the areas character and identity and successfully integrates with adjoining buildings, routes, and spaces between buildings.

Chapter 2 of Huntingdonshire Landscape and Townscape Supplementary Planning Document 2022 - Understanding Character, seeks development proposals should demonstrate how the proposal responds positively to its context and has drawn inspiration from the key characteristics of its surroundings, including natural, historic, and built environment, to help create distinctive, high quality and well-designed places.

Officers acknowledge comments from third parties regarding the scale, design and bulk of the proposal and have noted the changes in design to the refused application to address the reasons for refusal.

The proposal wishes to introduce a built structure to the side and rear of the host dwelling. The original dwelling sits at approximately 9 metres to 13 metres in depth. The extension will have an approximate eaves height of 2.5 metres and ridge height of 4. 65 metres sitting visibly lower than the original dwellings ridge height. It is noted however that the design of the roof from the previous application has removed the flat roof link and introduced a dual pitched roof that integrates with the built form of the dwelling and respecting the character and appearance of the dwelling and immediate area.

During the lifetime of the application the west elevation has been moved approximately 1m from the boundary line with 15 Miller Way this remains acceptable in design terms and contributes to the reduction in footprint which has addressed the large scale of the extension and result in a more acceptable footprint.

Therefore, the nature and scale of the revised proposal does not raise any significant concerns with regards to its scale and design and is in keeping and appropriate to the character and appearance of the area.

In terms of materials, the proposal seeks to render the original dwelling and extension. Officers note that the character and appearance of the area is of brick with no examples of render in the immediate locality. As such the applicants have reduced the level of render to the extension rear and side elevations only. Officers consider that the reduction in render and only to the rear is acceptable and would not significantly alter the character of the dwelling within the street scene.

Therefore, it is considered to be acceptable with regard to design and visual amenity and accords with Policies LP11 and LP12 Huntingdonshire's Local Plan to 2036, Huntingdonshire Design Guide 2017, Huntingdonshire Landscape and Townscape Supplementary Planning Document 2022, and Chapter 12 of the NPPF December 2024 in this regard.

Impact on residential amenity

Regarding residential amenity, the relevant policy within the local plan to 2036 (LP 14 Amenity), applies which seeks to provide a high standard of amenity for all users and occupiers of the proposed development and maintained for users and occupiers of neighbouring land and buildings. Huntingdonshire's Design Guide 2017, Chapter 3.7 Building Form, also details two rules to consider when looking into amenity with regards to extensions and they are the 45 tests regarding overshadowing and the 25-degree test.

The three relevant areas to consider are
- Overshadowing
- Overlooking
- Overbearing

Officers acknowledge the comments by third parties regarding overlooking, overshadowing and Overbearingness of the proposal on the neighbouring property.

Overlooking

Officers have considered the proposal regarding overlooking on neighbours at 15 and 19 Miller Way.

In terms of the fenestration details to the elevation facing 15 Miller Way, these currently exist and would serving a bathroom, utility and hallway and could be altered under Schedule 2 - Part 1 - Class A (Class A - enlargement, improvement, or other alteration of a dwellinghouse) of the general permitted development order 2015 (As Amended).

The application introduces windows to the ground floor elevation facing 19 Miller Way. These could also be added under Schedule 2 - Part 1 - Class A (Class A - enlargement, improvement, or other alteration of a dwellinghouse) of the general permitted development order 2015 (As Amended) and this is the fallback position for this part of the proposal. Whilst it is acknowledged that they introduce an impact on overlooking to the neighbours at 19 Miller Way, Officers consider that this could be made acceptable by the imposition of a condition for the erection of a boundary fence up to 1.8m to shield views into 19 Miller Way from the application site, to be retained and maintained in perpetuity.

Overshadowing

No.15 Miller way is located to the south of the application site, so with the travelling sun path of east to west there would be no overshadowing impacts from the proposed development to this neighbouring site.

No.19 is located to the north of the application site. The extension has been reduced in footprint from the previous application to be L shaped removing the corner of the extension nearest this neighbour to reduce the length of the extension and the overshadowing impacts on this property. As a result of the amendments made and the resulting relationship with this neighbouring, it is not considered any unacceptable impact on overshadowing for this neighbour would result.

Therefore, officers consider that the proposal is acceptable and would not result in any unacceptable overshadowing impacts for any surrounding neighbours.

Overbearing
In respect of overbearing impacts for neighbours, as previously stated the proposed single storey extension would extend the property outwards by approximately 9.2m on the side with 15 Miller Way and 8.5m on the side with No. 19 Miller Way.

During the lifetime of the proposal the south elevation adjacent with 15 Miller Way has been moved 1m in from the boundary, to minimise the overbearing impact on this neighbour. Officers consider this and the reduction in size from the previous application, have overcome Officers concerns about the unacceptable overbearing impact on this neighbour. It is appreciated that this neighbour still has concerns, however Officers now consider the level of impact on their residential amenity would be acceptable in planning terms.

In respect of the overbearing impact on No.19 the deletion of the rear corner nearest this neighbour so the extension does not project so far along their side boundary, together with the separation distance between the properties has addressed the unacceptable overbearing planning concerns Officer had in respect of this property.

Therefore the development is considered in terms of its impact on the residential amenity of surrounding neighbours, particular in respect of its overshadowing, overlooking, and overbearing impacts subject to conditions to be acceptable. The proposal is therefore considered to be in accordance with Policy LP14 of the Local Plan to 2036 and the NPPF (December 2024) in this regard.

Parking

The application before us is a householder extension planning application and not a change of use HMO proposal and so that is what must be considered under this planning application. The Local Planning Authority does not have set parking spaces for dwellings, however it does not appear that the proposed development would affect the existing parking spaces available on the site frontage, and the proposal would not result in the need for any additional car parking on site. Therefore in terms of car parking there are no objections to the proposal. The Local Highway Authority have been consulted and raise no highway safety concerns.

The proposal is therefore considered to be in accordance with Policy LP17.

CONCLUSION

Taking national and local planning policies into account and having regard for all relevant material considerations, it is, on balance, recommended that planning permission be granted for the development as proposed.

The proposed development is considered to be compliant with the relevant national, local planning policy as the proposal:
* would not have a harmful impact upon the character and appearance of the area;
* would not have a significant detrimental impact on the residential amenity of neighbours; and
* would not have any parking or highway safety issues.

If you would like a translation of this document, a large text version or an audio version, please contact us on 01480 388388 and we will try to accommodate your needs.

CONTACT OFFICER:
Enquiries about this report to **Andrea Dollard**