OFFICER REPORT

Case No: 25/00120/HHFUL Householder (Full)

Proposal: Proposed single storey side extension

Location: 1 Fairfields St Ives PE27 5QQ

Applicant: Master Muhammad Haq

Grid Ref: 531834 271811

DESCRIPTION OF SITE AND APPLICATION

The application site at 1 Fairfields is occupied by a two-storey semi-detached dwellinghouse located in a residential area within St Ives. The site falls within Flood Zone 3 of the Environment Agency's Flood Map for Planning and is located adjacent to the boundary of the St Ives Conservation Area.

This application seeks permission for a single storey side 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;
* 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

LP17: Parkin Provision and Vehicle Movement
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)

St Ives Conservation Area Character Assessment (2007)

Huntingdonshire Strategic Flood Risk Assessment (2024)

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

RELEVANT PLANNING HISTORY

None relevant.

CONSULTATIONS

St Ives Town Council - Support the application. State they recommend the applicant is mindful of any impermeable surfaces that they may lay to the side of the development.

Officer Comment: Officers note the above comments, and a site visit confirms the existing location of the proposed extension is primarily hardstanding with permeable surfacing. Additionally, a flood risk assessment included as part of the submitted documents highlights mitigation measures, of which will be discussed in subsequent sections of this report.

Lead Local Flood Authority - Not classified as a major development. It is noted that the entire site is at low surface water flood risk, however, an increase in impermeable area of 8.6m² is considered negligible.

Huntingdonshire District Council Conservation Officer - No Comment.

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
- Parking Provision and Vehicle Movement
- Flood Risk

*Design and Visual Amenity

The application site at 1 Fairfields is occupied by a two-storey semi-detached dwellinghouse located within a residential area in St Ives. The application seeks permission for the erection of a single storey side extension. When considering the form of the existing dwelling to the proposed

extension, the extension is minor in scale and acts subservient to the host dwelling, integrating well within the application site. The side extension measures approximately 2.2 metres wide, and extends approximately 3.8 metres in length. The extension consists of a lean-to roof, with a maximum ridge height of approximately 3.6 metres with eaves at 2.4 metres. The proposed extension is set back slightly from the primary frontage of the host dwelling, thus maintaining the hierarchy of the built form and is considered acceptable with regards to design. The integration of the extension is further supported by the use of materials which match existing, resulting in a neutral impact upon the character and appearance of the application site and the wider street scene.

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

As detailed in the preceding sections of this report, the boundary of the St Ives Conservation Area is located adjacent to the application site and the proposed location of the single storey extension.

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.

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 undertaken a site visit, and it is noted that whilst parts of the proposed extension will be visible from the St Ives Conservation Area, it is considered that there would be a neutral impact on the designated heritage assets as a result of the design and appearance of the extension and its consequent integration within the existing application site.

As such, given the above, it is considered that the proposed development is acceptable with regards to its impact on the designated heritage assets. 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 location of the development proposed, alongside having regard to the separation with nearby 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.

*Parking Provision and Vehicle Movement

As mentioned in preceding sections of this report, officers note that the proposed extension is to be located on an existing area of hardstanding. Having undertaken a site visit, it is clear that the current use of the hardstanding is for the parking of vehicles. When taking into account the size of application site and the availability for off-street parking, officers consider that with the erection of the proposed extension, and subsequent loss of an area of hardstanding, there will still be sufficient space for the comfortable manoeuvring of multiple vehicles on site. Additionally, it is also considered that space remains in the site for off-street parking and is sufficient for the scale of the dwelling.

Therefore, the proposed development is considered acceptable with regard to parking provision and the movement of vehicles and accords with Policy LP17 of the Local Plan to 2036 in this regard.

*Flood Risk

The application site lies within 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 and presents mitigation measures which are considered acceptable for the proposal and shall be secured by condition. Officers have also taken into consideration the type and scale of the development and it is considered that the scale of development 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, subject to conditions, 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;
* Is acceptable with regards to parking provision and vehicle movement;
* Would not have a harmful impact upon 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**