OFFICER REPORT

Case No: 25/00471/HHFUL Householder (Full)

Proposal: Proposed 2 storey side extension.

Location: 1 Mill Road Stilton Peterborough

Applicant: Mr N Stone

Grid Ref: 516141 289811

DESCRIPTION OF SITE AND APPLICATION

The site comprises of a two-storey detached dwellinghouse located in a well-established residential area in Stilton. There are no constraints relevant to the site.

The application seeks planning permission for a proposed two-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;
* 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

01/02721/FUL – Extension to dwelling – Permission

17/00509/HHFUL - Proposed 2 storey side extension to form ground floor w.c and utility and first floor bathroom extension – Permission

18/02190/HHFUL - Proposed 1st floor rear extension to provide 2 additional bedrooms. - Permission

CONSULTATIONS

Stilton Parish Council recommend approval.

REPRESENTATIONS

One comment of support received by neighbouring site No 3 Mill Road.
- I own and live at 3 Mill Road adjacent to the proposed extension. I confirm that I have no objection and would support the proposal.

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).

Mill Road hosts a number of detached and semi-detached dwellings of brick and tile construction. Some properties have areas of cladding and render. No1 Mill Road is a two-storey detached dwellinghouse with a paved driveway and grass area to the front of the site. The property benefits from a previously approved two-storey extension to the side.

The application seeks permission for a two-storey side extension. The extension would be sited behind the existing two-storey extension and would create and infill extension. The extension would create addition kitchen space and a master bedroom. There would be a windows to the ground and first floor southern rear elevation and a door to the ground floor western side elevation. No windows would be added to the first floor of the western side elevation. The proposed materials would be facing brickwork, concrete profiled roof tiles and windows and doors all to match the existing.

The proposed extension and materials would be considered acceptable and would not have a negative impact upon the character and appearance of the host dwelling or 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.

In terms of neighbouring amenity, the proposed extension would not protrude any closer to the western boundary than the existing two-storey extension. Neighbouring site to the west is No3 Mill Road. No3 has a first-floor window to its eastern elevation which is obscure glazed. There are no windows proposed to the western side elevation of the two-storey extension and no views would be offered to windows serving habitable rooms or private amenity space. It is therefore not considered that the proposal would cause significant detrimental harm to this 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.

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**