**HUNTINGDONSHIRE DISTRICT COUNCIL**

**25/00758/HHFUL**

**OFFICER REPORT**

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**Case No:** **25/00758/HHFUL** **Householder (Full)**

**Proposal:** **Proposed two storey side extension, and removal of shed**

**Location:** **1 Alberta Crescent Huntingdon PE29 1TL**

**Applicant:** **Mr Mohamed Afzal**

**Grid Ref:** **524263 272317**

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## DESCRIPTION OF SITE AND APPLICATION

The site comprises of a two-storey semi-detached dwellinghouse located on Alberta Crescent in Huntingdon. The site sits adjacent to, but not within, the Huntingdon Conservation Area. There are no other constraints relevant to the site.

The application seeks planning permission for a proposed two storey side extension, and removal of shed.

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
LP 34: Heritage Assets and their settings

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**

None.

**CONSULTATIONS**

Huntingdon Town Council make no comment on 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
- Residential amenity
- Impact on the Conservation Area

**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 a two-storey semi-detached dwellinghouse located on Alberta Cresent, which is a small road hosting semi-detached dwellings of brick and tile construction. No1 is located on a corner plot with the side of the dwelling facing American Lane. The eastern boundary is bound by a well-established low hedge and the site has a driveway to the front with off road parking.

The application seeks permission for a proposed two storey side extension, and removal of shed. The two storey side extension would sit in from the western boundary by approx. 2.8 metres and would create additional living/kitchen space to the ground floor and two additional bedrooms and a bathroom to the first floor. The roof would have a hipped roof design to match what is currently present on site and the height of the two-storey extension would sit lower than the existing. The proposed materials would be brickwork, concrete roof tiles and UPVC windows/doors all to match the existing host dwelling and the rear patio doors would be aluminium/UPVC.

The proposals and alterations by virtue of their siting, scale, size, design and materials would be in keeping with the character and appearance of the host dwelling and 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.

With regards to residential amenity, the application site is located on a corner plot with no direct neighbours to the east. The proposed two-storey extension would sit in from the eastern boundary by approx. 2.8 metres and there are no windows proposed that would offer views to windows serving habitable rooms or private amenity space.

Given the siting of the proposal and the overall scale and design of the proposed works, it is not considered that the development would result in any adverse impacts in terms of overlooking, loss of light, overbearing impact, or loss of privacy.

The development is therefore considered acceptable 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.

**Impact on Heritage Assets**

The 1990 Act gives local planning authorities a general duty to preserve Listed Buildings and to preserve or enhance the character or appearance of Conservation Areas (s.66 and s.72 Planning (Listed Buildings and Conservation Areas) Act 1990). The National Planning Policy Framework December 2024 states that Local planning authorities need to take account of the desirability of sustaining and enhancing the significance of heritage assets (Para 203). The NPPF 2024 also states that great weight should be given to the conservation of a heritage asset.

The application site is adjacent to, but not within, the Huntingdon Conservation Area which is located to the east of the site. The proposals would be considered modest in scale and design, with materials used that match those of the existing dwelling. Therefore, the proposals would not result in harm to the significance of the Huntingdon Conservation Area.

It is therefore considered that the proposal accords with the Planning (Listed Buildings and Conservation Areas) Act 1990, NPPF and Local Plan Policy LP34.

**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;
* Would not have a harmful impact on designated heritage assets.

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**