OFFICER REPORT

Case No: 25/00829/HHFUL Householder (Full)

Proposal: Demolition of garage and outbuildings and erection of single storey side and rear extension

Location: 27 Parkside Little Paxton St Neots

Applicant: Mr A Sincock

Grid Ref: 518461 262386

DESCRIPTION OF SITE AND APPLICATION

The dwelling is a detached bungalow of brick construction located within a residential area of Little Paxton. Officers have scrutinised the plans and have familiarised themselves with the site and surrounding area.

The site is situated in flood zone 1 and there are no designated heritage assets in the vicinity. It is noted that there is an oak tree protected by a Tree Preservation Order to the front of the dwelling and a protected sycamore tree to the front of no. 25 Parkside. A Tree Preservation Tree Order Area is to the rear of the property.

The application is for the demolition of the garage and outbuildings and construction of a single storey side and rear extension. It is noted that a previous application (24/01628/HHFUL) with the same description and submitted plans was granted planning permission in November 2024. This application has been invited by the Enforcement Team after it was noted that the conditioned Tree Protection Measures were not being followed.

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 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)
LP11: Design Context
LP12: Design Implementation
LP14: Amenity
LP17: Parking Provision and Vehicle Movement
LP31: Trees, Woodland, Hedges and Hedgerows

Huntingdonshire Design Guide Supplementary Planning Document (2017):
* Place Making Principles – Parts 3.5 Parking and Servicing and 3.7 Building Form

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

PLANNING HISTORY

15/01095/TREE - Felling and removal of the remains of one oak. 10% lateral thin of low canopy branch of second oak – consent granted 16.09.2015
24/01628/HHFUL - Demolition of garage and outbuildings and construction of single storey side and rear extension – permission granted 28.11.2024

CONSULTATIONS

Little Paxton Parish Council – response not received, however minutes of the Parish Council Full Council meeting held on the 5th June'25 state that the Parish Council recommend a response of no comment.

HDC Arboricultural Officer – The updated Method Statement and Tree Protection Plan has been supported by the Arboricultural Officer. It is noted that the proposed measures should prevent further damage to the trees on site.

REPRESENTATIONS

No objections received at time of determination.

SUMMARY OF ISSUES

The main issues to consider in the determination of this application are:
- Design and Visual Amenity
- Residential amenity
- Trees, Woodland, Hedges and Hedgerows
- Parking Provision and Vehicle Movement

*Design and Visual Amenity

Policies LP11 and LP12 of the Huntingdonshire Local Plan to 2036 state that developments should respond positively to their context, draw inspiration from the key characteristics of its surroundings and contribute positively to the area's character and identity.

The proposal is for demolition of the garage and outbuildings and construction of a single storey side and rear extension.

The proposed works will allow for the reconfiguration of the property, providing an open plan kitchen/living/dining area at the rear and three bedrooms towards the front of the dwelling, one with an ensuite. The rear extension is to have a flat roof, with the side extension being constructed

with a pitched roof. The rear and front elevations are to be finished in a pale render, with the side facing elevation finished in matching brickwork. It is noted that there are a variety of finishes in the street and therefore the introduction of a render finish is accepted.

The proposed extensions are subservient to the main original property and set back slightly from the front elevation, maintaining the hierarchy of the built form and forming a subordinate relationship with the host dwelling.

Therefore, overall, it is considered that the scale, bulk and design of the development complements the host building and would not harm the general character of the area. The proposal, therefore, accords with LP11 and LP12 of Huntingdonshire's Local Plan to 2036 (2019) in this regard.

*Residential Amenity

Policy LP14 of the Local Plan to 2036 states 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.

The side extension will impact the neighbouring property to the south (no.29). However, this will be adjacent to a small front porch and front garden, with a separation distance of over 5 metres at the shortest point and replaces the existing garage and shed structures. As such is it considered that the side extension would not have a significant detrimental impact on the amenity of the neighbouring property such to warrant refusal of the application.

The rear extension is level with rear elevation of the adjacent property to the south (no.29) and adjacent to the garage for the property to the north (no.25) and therefore due to the position and height of the extension it is considered that the impact would not be significantly detrimental to the residential amenity of the neighbouring properties.

Therefore, overall, the development is considered acceptable in terms of overshadowing, overlooking, loss of privacy, loss of light and would not have a significant impact upon residential amenity. The proposal, therefore, accords with LP14 of Huntingdonshire's Local Plan to 2036 (2019) in this regard.

*Trees, Woodland, Hedges and Hedgerows

Policy LP31 of the Local Plan to 2036 states a proposal will only be supported where it seeks to conserve and enhance any existing tree, woodland, hedge or hedgerow of value that would be affected by the proposed development.

It is noted that previous works on site have not followed previously conditioned Tree Protection Measures, this application has been submitted to regularise the situation.

An Aboricultural Method Statement and Tree Protection Plan has been submitted in support of the application and will be secured by condition. The Aboricultural Officer has considered the document and confirmed that if followed, the proposed measures should prevent further damage to the trees on site. The following is noted:

- The new proposal uses ground protection measures to protect the rooting zone of the trees to the front of the property. Any mixing of chemicals is to be completed within a bunded area.
- The driveway is to retain any existing paving and have any residual cement/construction material cleared away by hand, before ground protection matting is used to prevent any further damage.
- The driveway will consist of permeable membrane and Cellweb, graded stone, and a water/air permeable surface.

- Protective fencing in the rear garden is shown in an appropriate location, as the RPA has been impacted by previous excavations.

Therefore, subject to the required condition, the proposals are considered to accord with Policy LP31 of Huntingdonshire's Local Plan to 2036.

* Parking Provision and Vehicle Movement

Policy LP17 states that a proposal will be supported where it incorporates appropriate space for vehicle movements, facilitates accessibility for service and emergency vehicles and incorporates adequate parking for vehicles and cycles.

It is noted that the existing garage and large shed are to be removed, resulting in the loss of covered parking provision for the property. However, it is considered that there is sufficient space for off-street parking retained at the front of the property.

Therefore, given the scale and siting of the proposal, it is considered that the proposal would not have an adverse impact upon parking provision and vehicle movement. The proposal, therefore, accords with LP17 of Huntingdonshire's Local Plan to 2036 (2019) 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 harmful impact upon the character and appearance of the area;
* Would not have a significantly detrimental impact upon the amenity of neighbours;
* Would not have a significantly detrimental impact upon trees, woodland, hedges and hedgerows;
* Would not have a harmful impact upon parking provision and vehicle movement.

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 **Olivia Manton**