HUNTINGDONSHIRE DISTRICT COUNCIL

25/00234/HHFUL

OFFICER REPORT

Case No: **25/00234/HHFUL** **Householder (Full)**

Proposal: **Proposed single storey rear extension, single storey front porch extension, partial garage conversion and associated alterations.**

Location: **9A Old Great North Road Stibbington Peterborough**

Applicant: **Mr Patel**

Grid Ref: **508361 298688**

DESCRIPTION OF SITE AND APPLICATION

The site comprises of a two-storey detached dwellinghouse located on Old Great North Road in Stibbington. There are no constraints relevant to the site.

The application seeks planning permission for a proposed single storey rear extension, single storey front porch extension, partial garage conversion and associated alterations.

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

7401056OUT – Extension to dwelling – Permission

8200466OUT – Erection of a dwelling – Permission

CONSULTATIONS

Stibbington Parish Council were consulted, but no comments were received at the time of determination.

REPRESENTATIONS

One comment of support received from neighbouring site No11 Old Great North Road:
- No objections to the proposed plans per: Inspire Architects drawing 312-02D.

SUMMARY OF ISSUES

The main issues to consider in the determination of this application are:
- Design and Visual Amenity
- Residential amenity
- Parking

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).

Old Great North Road hosts a number of detached dwellings which vary in size, scale and design. The application site is a two-storey detached dwellinghouse with an attached garage of brick and tile construction with off white/cream render to the first floor. The front of the site is bound by a low fence and has a grassed front garden with a gravelled driveway.

The application seeks permission for a single storey rear extension to create a kitchen/dining area. The single storey extension would project approx. 5 metres from the rear of the dwellinghouse and measure approx. 8.450 metres in width. It would have a flat roof design with a roof lantern with bifold doors and a window to the rear elevation facing the private garden area.

The proposed partial conversion of the existing garage would create storage space. The garage door would be removed and replaced with a window facing the front garden and driveway of the site.

The proposed front porch would protrude approx. 1.8 metres from the front elevation and would have a pitched roof design and an overall height of approx. 3.425 metres.

The proposed extension and materials would be a mix of brickwork to match the existing and through coloured render, rooftiles to match the existing and brown UPVC windows and doors to

match the existing. The proposed extensions and materials would be in keeping with the character and appearance of the host dwelling and 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, neighbouring site No9A to the west is set back slightly further in its plot than No9 to the west. The existing dwellinghouse runs along the boundary between the sites and the proposed single storey extension would be stepped in off the boundary by approx. 0.225m. Due to its siting and single-storey nature, it is not considered that the proposal would cause any significant detrimental impact to this neighbouring property.

Neighbouring site to the east is No11, the proposed extension would sit approx. 3 metres in from the boundary and due to its single-storey nature and flat roof design, it is not considered that the proposal would cause any significant detrimental impact to this neighbouring property.

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.

Parking

It is acknowledged that the proposed partial garage conversion would result in the loss of a potential parking space. However, the site benefits from ample off-road parking provisions with sufficient space to accommodate at least three vehicles. As such, the proposal is considered acceptable.

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**