**HUNTINGDONSHIRE DISTRICT COUNCIL**

**25/00377/HHFUL**

**OFFICER REPORT**

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**Case No:** **25/00377/HHFUL** **Householder (Full)**

**Proposal:** **Demolition of existing conservatory and a rear single-storey and link extension with part garage conversion.**

**Location:** **7 Beech End Alconbury Huntingdon**

**Applicant:** **Mr Paul Lilly**

**Grid Ref:** **518828 275791**

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DESCRIPTION OF SITE AND APPLICATION

This application relates to 7 Beech End, Alconbury a two-storey detached dwelling within a residential area of Alconbury. The site is situated in Flood Zone 1 and there are no other relevant constraints.

The application seeks to demolish an existing conservatory to the rear of the dwelling and replace with a single storey flat roofed rear extension. The application also seeks to erect a single storey link side extension with the existing garage and convert half of the garage to habitable space. Materials proposed are to match the existing.

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) paragraph 8 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 also sets out the Government's planning policies for (amongst other things):
* making effective use of land
* achieving well-designed, beautiful, and safe places;
* conserving and enhancing the natural 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)
LP 11 Design Context
LP 12 Design Implementation
LP 14 Amenity

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

Supplementary Planning Documents/ Guidance

Landscape And Townscape Supplementary Planning Document 2022
Cambridgeshire Flood and Water Supplementary Planning Document 2017
Huntingdonshire Design Guide Supplementary Planning Document 2017

PLANNING HISTORY

No relevant planning history.

CONSULTATIONS

Alconbury Parish council have been consulted and offer no observations in objection or favour.

REPRESENTATIONS

No representations have been received at the time of determination.

SUMMARY OF ISSUES

The key issues to be considered are as follows: -
Design and Visual Amenity
Residential Amenity

Design and Visual Amenity
With regard to design and visual amenity, the relevant policies within the local plan to 2036 (LP 11 Design Context and LP 12 Design Implementation) and Huntingdonshire Landscape and Townscape Supplementary Planning Document 2022 apply.

The application seeks to demolish an existing conservatory and replace with a single storey flat roofed extension in materials to match the existing. The application also seeks to erect a single storey link side extension, materials to match, to the detached garage and convert the use of half of the garage to a habitable space for use in connection with the dwelling. conservation roof lights into the southeast and northwest roof slopes.

Officers have considered the visual impact of the rear and side link extension in terms of its impact on the character and appearance of the immediate area. By virtue of the scale, design and materials proposed the development is considered sympathetic with the host dwelling and would not detrimentally impact the character and appearance of the area.

The proposal is therefore considered to be acceptable with regard to design and visual amenity and accords with Policies LP11 and LP12 of Huntingdonshire's Local Plan to 2036 and Huntingdonshire Landscape and Townscape Supplementary Planning Document 2022, in this regard.

Residential Amenity
Regarding residential amenity, the relevant policy within the local plan to 2036 (LP 14 Amenity), applies.

No objections have been received regarding neighbour amenity and officers have no concerns with regards to overbearing, overlooking, and overshadowing on neighbouring properties and consider it unlikely to cause significant harm in this respect.

The proposal is therefore considered unlikely to give rise to any significant amenity impacts in terms of overlooking, overbearing, or overshadowing or other environmental impacts. The proposal is compliant with Local Plan Policy LP14 of Huntingdonshire's Local Plan to 2036 in this regard.

CONCLUSION

Given the above, the proposed development is compliant with relevant national and local planning policies, in that it:

* Is of an appropriate scale and design;
* would not have a significantly detrimental impact on the character and appearance of the immediate area; and
* would not have a significantly detrimental impact upon the amenity of neighbours;

Taking the above matters into consideration, it is recommended that planning permission and Listed building consent be granted, subject to the imposition of appropriate conditions.

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**CONTACT OFFICER:**
Enquiries about this report to **Andrea Dollard**