HUNTINGDONSHIRE DISTRICT COUNCIL

24/02213/HHFUL

OFFICER REPORT

Case No: **24/02213/HHFUL** **Householder (Full)**

Proposal: **Proposed single storey rear extension.**

Location: **8 The Maltings Eaton Socon St Neots**

Applicant: **Ms Anne Davies**

Grid Ref: **516995 260241**

DESCRIPTION OF SITE AND APPLICATION

The application site comprises a two storey detached dwelling located on The Maltings, a residential area located in Eaton Socon. The site sits within flood zone 1. Otherwise, there are no significant site constraints.

The proposal seeks to erect a rear single storey extension in the place of an existing conservatory.

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

St Neots Neighbourhood Plan 2014 - 2029
Policy A3 - Design

Supplementary Planning Documents - Subjected to Public Consultation proper to adoption by HDC
Landscape And Townscape Supplementary Planning Document 2022
Cambridgeshire Flood and Water Supplementary Planning Document 2017
Huntingdonshire Design Guide Supplementary Planning Document 2017

PLANNING HISTORY

9401522OUT for Residential development with Community facilities (1.4 hectares), land off Great North Road, Eaton Socon, St Neots., PERMITTED 06.05.1997.

9700004REM for Siting and design of 21 dwellings & access, Land off Great North Road Eaton Socon St Neots, PERMITTED 19.05.1997.

CONSULTATIONS

St Neots Town Council support the application making the following comments "Improves the property".

REPRESENTATIONS

No third-party 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 character, the relevant national and local policies are Huntingdonshire's Local Plan to 2036 (LP 11 Design Context and LP 12 Design Implementation), Policy A3 (Design) of St Neots Neighbourhood Plan 2014-2029, Huntingdonshire Design Guide 2017, Huntingdonshire Landscape and Townscape Assessment 2022 and Chapter 12 of the NPPF December 2024.

Paragraph 139 of the NPPF December 2024 states that development that is not well designed should be refused, especially where it fails to reflect local design policies and government guidance on design.

Policy LP11 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 Huntingdonshire Design Guide SPD (2017).

LP 12 states that proposals will be supported where it can be demonstrated that it contributes to the areas character and identity and successfully integrates with adjoining buildings, routes and spaces between buildings.

Chapter 2 of Huntingdonshire Landscape and Townscape Supplementary Planning Document 2022 - Understanding Character, seeks development proposals should demonstrate how the proposal responds positively to its context and has drawn inspiration from the key characteristics of its surroundings, including natural, historic, and built environment, to help create distinctive, high quality and well-designed places.

The proposal seeks to replace an existing conservatory on the rear western wall with a single storey, flat-roofed rectangular rear extension with a depth of 4.865 metres, height of 3.250 metres and width of 3.242 metres. The materials proposed include facing brickwork and render, white uPVC windows and doors and black uPVC rainwater goods. The proposed windows would face east to the rear of the site and a set of French doors and a window would face south into the site.

Given the proposal would be to the rear of the site and obscured from public view using matching materials to those found on the host dwelling, Officers consider that the proposed rear extension would be sympathetic to the host dwelling and would have no adverse visual impact on the surrounding locality. Materials and plans are recommended to be secured by condition.

Given the above, the proposed scale, design, and layout of the extensions would not result in any significant harm to the character and appearance of the local area. Therefore, the proposal accords with Policies LP11 and LP12 of Huntingdonshire's Local Plan to 2036, Policy A3 of the St Neots Neighbourhood Plan 2014 - 2029, Huntingdonshire Design Guide 2017, and Huntingdonshire Landscape and Townscape Supplementary Planning Document 2022 in this regard.

*Impact on 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.

No objections have been received from neighbouring occupiers. It is noted that the proposed rear single storey extension which would serve as a garden room would project a similar distance to a rear extension on No.9 The Maltings which sits immediately north to the site, approximately 2 metres away from the north wall of the proposal.

Officers have considered the proposal in terms of overlooking, overbearing, overshadowing and other environmental impacts. Given the siting, nature and scale of the proposal, it is considered that no significant adverse residential impacts would result from the proposal being implemented.

Overall, given the location, size, and design of the development, it is considered that the proposal is unlikely to give rise to any significant amenity impacts in terms of overlooking, overbearing, or overshadowing or other environmental impacts. The proposal is therefore considered to be in accordance with Policy LP14 of the Local Plan to 2036 and paragraph 135 of the NPPF (2024).

CONCLUSION

Taking the above matters into consideration the proposed development is considered to be compliant with relevant national and local planning policies, in that it

- Is of an appropriate scale and design;
- It would not have a harmful impact upon the character and appearance of the area; and
- It would not have a significantly detrimental impact upon the amenity of the 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:

HUNTINGDONSHIRE DISTRICT COUNCIL

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Enquiries about this report to **Marie Roseaman**