OFFICER REPORT

Case No: 25/00864/HHFUL Householder (Full)

Proposal: Construction of rear extension

Location: 4 The Drive St Ives PE27 6DL

Applicant: Mr Iain Martin

Grid Ref: 530814 271713

DESCRIPTION OF SITE AND APPLICATION

The site comprises of a detached bungalow located on The Drive in St Ives. The is within the St Ives Conservation Area and sits within Flood Zone 3.

The application seeks planning permission for the construction of a rear extension.

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 5: Flood Risk
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

9100582FUL – Extension to dwelling - Permission

CONSULTATIONS

St Ives Town Council support the application subject to planned flood prevention measures being implemented. It was discussed that the proposed extension was appropriate for the size and scale of the property. Members noted the potential flooding issues due to the proximity of the river, but acknowledged the planned flood prevention measures within the application.

HDC's Conservation Team: This is a rear single storey extension to a modern property in the St Ives Conservation Area. We do not wish to comment on this 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 upon the Conservation Area
- Flood Risk

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 Drive hosts a number of detached dwellings of varying scales and designs. No4 is a detached bungalow with a large driveway to the front and an attached double garage to the south-west. The bungalow is magnolia painted brick with plain concrete roof tiles and white upvc windows and doors.

The application seeks permission for the erection of a single storey rear extension which would create additional living/dining space and would project approx. 6.335 metres from the rear elevation and measure approx. 4.460 metres in width. The proposed extension would not protrude further forwards than the existing rear projection. There would be patio doors to the rear elevation and two windows and a side door to the south-west side elevation. The roof would be a hipped roof design to match the existing projection and would not exceed the height of the existing. The proposed materials would be magnolia painted brick, plain concrete tiles and white UPVC windows and doors, all to match the existing. The proposed extension and materials would be considered modest in scale and design and would not be seen from the street frontage.
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, the proposed extension would be of single-storey nature to the rear of the site. No windows proposed would offer views to windows serving habitable rooms or private amenity space. The proposed extension would sit approx. 10.5 metres from the boundary between the application site and neighbouring property No5 The Drive, and there is well established boundary treatments surrounding the sides and rear of the site. The proposed single storey rear extension would be considered acceptable due to its siting, scale and design and would not cause detrimental harm to any neighbouring site.

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.

Impact upon the Conservation Area

Section 72 of the Planning (LBCA) Act 1990 states that special attention shall be paid to the desirability of preserving or enhancing the character or appearance of a Conservation Area.

The application site is within the St Ives Conservation Area. The proposed extension would sit to the rear of the site with no views from the Conservation Area. The proposal would be in keeping with the character and appearance of the dwelling and the surrounding area and would not cause harm to the character and appearance of the St Ives 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.

Flood Risk

The application site is in Flood Zone 3 as identified by the Huntingdonshire Strategic Flood Risk Assessment (2017), which means it has a high probability of flooding. The applicant has submitted the required household checklist which confirms that: the floor levels with the proposed development are set no lower than existing levels. A Flood Risk Assessment has also been submitted which identifies additional flood impact reduction measures.

Given the scale of the proposal, the submitted information is considered acceptable in this instance. The proposal is therefore considered acceptable and complies with Policy LP5 of the Local Plan to 2036 and the NPPF 2024 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 significantly detrimental impact upon the amenity of neighbours;
* Would not have a harmful impact on designated heritage assets;
* Would not result in an increased risk of flooding in the locality.

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**