HUNTINGDONSHIRE DISTRICT COUNCIL

25/00603/HHFUL

OFFICER REPORT

Case No: **25/00603/HHFUL** **Householder (Full)**

Proposal: **Erection of two storey side extension and first floor extension to the rear of dwelling.**

Location: **19 Fairfields St Ives PE27 5QQ**

Applicant: **Mr Shahid Naseem**

Grid Ref: **531754 271818**

DESCRIPTION OF SITE AND APPLICATION

19 Fairfields, St. Ives is a two-storey semi-detached dwellinghouse located in a residential area of St. Ives. The existing property is of a gable end design with a single storey, flat-roof wrap around to the side and rear. The property benefits from an area of hard surfacing to the front of the property that serves as off-street car parking. The site also lies within flood zone 2 and 3.

This application seeks permission for the erection of a two-storey side extension and first floor extension to the rear of the dwelling.

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)
LP5: Flood Risk
LP6: Waste Water Management
LP11: Design Context

LP12: Design Implementation
LP14: Amenity
LP17: Parking Provision and Vehicle Movement

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

RELEVANT PLANNING HISTORY

9301355FUL - Conversion into 2 flats - Refused.

9300168FUL - Extension to dwelling - Approved.

1400816FUL - Demolition/removal of the existing garage and ground floor extension to rear elevation - Approved.

22/00630/HHFUL - First floor rear extension - Permission

CONSULTATIONS

St. Ives Parish Council recommend approval. Appropriate scale of development and no adverse impact on the street scene.

REPRESENTATIONS

One letter of objection received from No17 Fairfields (summarised below):
- Loss of natural light – concerns that the two-storey side extension will impact the natural light, specifically the living room, kitchen and back bedroom.
- Significant concern regarding sunlight to the back bedroom which not only provides essential natural illumination but also contributes to positive solar heat gain which will be lost due to the proposed extension.
- Kitchen and living room are already experiencing a noticeable reduction in natural light due to the existing ground level rear extension and whilst I did not object to the previous application, the extent of the shadow cast over my back garden has been significant.
- The proposed two storey side extension, effectively creating a substantial brick wall adjacent to the party boundary will exacerbate this issue. It will undoubtedly further diminish the natural light reaching my living room and kitchen windows.
- Should any windows be planned for the wall of the proposed extensions adjacent to my property, this would inevitably lead to a significant loss of privacy and direct overlooking into my living spaces and garden would be a serious intrusion on my amenity.
- Concerns raised regarding flooding and the potential increased ground level on the neighbouring property directing surface water towards the boundary.
- Concerns over parking and traffic as the site currently park up to three vehicles on their driveway with a fourth frequently parked in front of my property – concerned that with a larger dwelling it may lead to an increase in the number of vehicles associated with the property.
- Request clarification on where construction vehicles will be parked during building period
- Concerns over noise disruption from the demolition and construction phases of the new application and causing stress.
- Main concern is the impact of the first-floor rear extension on light, shadow and potential flooding. The side extension in isolation may have a less direct impact on light and shadow but its cumulative impact in conjunction with the rear extension remains a concern.

SUMMARY OF ISSUES

The main issues to consider in the determination of this application are:
- Design and Visual Amenity
- Residential Amenity
- Parking Provision and Highway Safety
- Flood Risk
- Other matters

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).

19 Fairfields, St. Ives is a two-storey semi-detached dwellinghouse of a gable end design with a single storey, flat-roof wrap around to the side and rear.

The application seeks permission for a two-storey side extension and first-floor extension to the rear. The two-storey side extension would create a family room to the ground floor and a bedroom and ensuite to the first floor. The extension would run along the western boundary and the first-floor level would be set back slightly from the front of the dwelling. It would have a pitched roof design for the first-floor level and the overall ridge height would sit lower than the existing dwelling creating a level of subservience. The ground floor level would have a mono-pitched roof.

The proposal includes the erection of a first-floor extension to the rear of the property. The proposed first floor extension would include a gabled section and a flat roof element and would serve a bedroom, en-suite and wardrobe.

The proposed first floor extension is considered to be a subservient addition to the existing property with a lower overall height. Whilst the eaves of the proposed flat roof element are higher than the existing properties eaves, the difference is considered to be marginal (approximately 30cm) and given its situation to the rear of the property, would not be visually prominent within the streetscene of Fairfields. Permission was granted for this element under application reference 22/00630/HHFUL.

The design and appearance of the proposed two-storey side extension and first floor rear extension is considered to be acceptable as it would utilise a gable end and flat roof design that would reflect the existing dwellinghouse. Furthermore, it is proposed to construct the proposed extensions of matching facing materials to the existing dwellinghouse.

Overall, taking the above factors into consideration, the proposed development is considered to be acceptable with regards to design and visual amenity and would not have a significantly detrimental impact upon the character or appearance of the area. It therefore accords with Policies LP11 and LP12 of Huntingdonshire's Local Plan to 2036 and Section 12 of the National Planning Policy Framework in this regard.

Residential Amenity

The closest neighbouring residential properties are Nos. 17 and 21 Fairfields and the properties along the south-side of Warren Road.
The two-storey side extension would run along the western boundary between the site and neighbouring site No21. It is noted that No21 have two windows in their eastern elevation which appear to serve a landing and bathroom. The proposed two-storey side extension proposes no windows in its western side elevation and there would still be a separation distance due to the width of the single-storey garage to No21.

The proposed first-floor extension would be approximately 0.8m away from the boundary of No. 21 Fairfields at its closest point with the flat roof design element addressing the neighbouring property. Whilst the proposal is in close proximity to the neighbouring properties boundary, it is noted that at its closest point, the proposal would measure a total height of 5.2m with a rear projection of 3.8m. As shown on the submitted site plan, the proposed first floor rear extension would not breach the 45-degree rule with No. 21 Fairfields and is therefore not considered to result in unacceptable levels of overbearing or overshadowing impacts.

The proposed first floor rear extension is not considered to result in any detrimental overbearing or overshadowing impacts on the neighbouring property of No. 17 Fairfields as it would be approximately 2.9m from the boundary with the roof sloping away from the boundary. The site plan demonstrates that the 45-degree rule would not be breached on plan and therefore any impacts to daylight would be minimal.

The proposed development is not considered to result in any significantly detrimental overlooking impacts on any neighbouring property as the arrangement with the neighbouring properties on Fairfields would not be too dissimilar to the existing arrangements and the proposed extensions are considered to be an adequate distance to the rear boundaries of the neighbouring properties to the north, along the south-side of Warren Road.

Overall, taking these factors into account 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 Provision and Highway Safety

As a result of the proposed development, the number of bedrooms at the property would increase from four to five. The existing area to the front of the property is capable of accommodating three off-street car parking spaces, which is considered to be sufficient for the dwellinghouse. It is worth noting that the existing access would remain unaltered as a result of the proposed development.

Overall, the proposal is considered acceptable in terms of its impact on highway safety and therefore accords with Policy LP17 of Huntingdonshire's Local Plan to 2036 and Section 9 of the National Planning Policy Framework in this regard.

Flood Risk and Drainage

The application site is in Flood Zone 2 and 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 Flood Risk Assessment sheet which confirms that: the floor levels with the proposed development will be set no lower than existing levels and flood proofing of the proposed development has been incorporated where appropriate. The proposal is therefore considered acceptable and complies with Policies LP5, LP6 and LP15 of the Local Plan to 2036 and the NPPF 2021 in this regard.

Other Matters

Comments made by the neighbouring site at No17 Fairfields are noted. Officers have assessed the potential impact to neighbouring sites, and the applicant has shown that the 45-degree angle would not be breached on plan and as such the proposal is unlikely to result in significant loss of daylight and sunlight.

With regards to flooding, the applicant has submitted the required Flood Risk Assessment sheet which confirms that the floor levels within the proposed development will be set no lower than the

existing levels and flood proofing has been incorporated where appropriate. Due to the scale of the development, this information is considered acceptable.

Comments made with regards to construction noise and the parking of construction vehicles are noted; however these are temporary in nature, and so cannot be issues on which planning permission could be resisted.

The application site currently benefits from off-road parking provision for up to three vehicles. The proposed development will not result in any changes to the existing parking arrangements. As such, the level of off-road parking will be retained. Huntingdonshire District Council does not have adopted parking standards; however, the existing provision is considered sufficient to meet the needs of the dwelling.

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 and;
* Would not result in any detrimental impacts to highway safety.
* Would incorporate appropriate flood risk mitigation.

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.

If you would like a translation of this document, a large text version or an audio version, please contact us on 01480 388424 and we will try to accommodate your needs.

CONTACT OFFICER:
Enquiries about this report to **Robyn Kerrigan**