OFFICER REPORT

Case No: 25/00828/HHFUL Householder (Full)

Proposal: Erection of replacement single storey side extension to dwelling.

Location: 69 Gordon Road Little Paxton St Neots

Applicant: Mr Stephen Spencer

Grid Ref: 518953 262193

DESCRIPTION OF SITE AND APPLICATION

The dwelling is a two-storey semi-detached dwellinghouse located within a residential area of Little Paxton. The site is within Flood Zone 2 and is outside of the St Neots Conservation Area.

The application is for the erection of a replacement single-storey side extension to dwelling.

Officers have scrutinised the plans and have familiarised themselves with the site and surrounding area.

NATIONAL GUIDANCE

The National Planning Policy Framework (12th 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;
* building a strong, competitive economy;
* achieving well-designed safe places;
* conserving and enhancing the natural, built and historic 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)

LP5: Flood Risk
LP11: Design Context
LP12: Design Implementation
LP14: Amenity

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

PLANNING HISTORY

None.

CONSULTATIONS

Little Paxton Parish Council recommend approval, noting that the proposal will have no detrimental impact on either the area or neighbouring properties.

REPRESENTATIONS

None received at time of determination.

SUMMARY OF ISSUES

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

Design and Visual Amenity

Policies LP11 and LP12 of the Huntingdonshire Local Plan to 2036 state that developments should respond positively to their context, draw inspiration from the key characteristics of its surroundings and contribute positively to the area's character and identity.

The application seeks planning permission for the replacement of an existing single storey side extension. The new extension would be constructed on a similar footprint to the existing structure and would incorporate a mono-pitched roof with a maximum ridge height of approximately 3.1 metres. The extension is intended to provide a storage area and a downstairs WC. A small window is proposed to the rear elevation to serve the WC; this window would be obscure glazed, and an additional window is proposed to the front elevation. The existing extension is constructed using timber cladding, plastic translucent roof sheeting, and white UPVC windows. The proposed materials include anthracite grey timber-effect cementitious horizontal boarding for the walls, grey composite roof tiles to match the host dwelling, and white UPVC windows.
The proposed extension would be modest in scale and of a design appropriate to the character of the host dwelling. The replacement of the existing structure with a more robust and visually cohesive addition would result in a modest enhancement to the appearance of the dwelling.
The proposed single storey extension and materials would be in keeping with the character and appearance of the host dwelling and the surrounding area.

Therefore, overall, it is considered that the scale, bulk and design of the development complements the host building and would not harm the general character of the area. The proposal, therefore, accords with LP11 and LP12 of Huntingdonshire's Local Plan to 2036 (2019) in this regard.

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.

Neighbouring site to the north is No67 Gordon Avenue. The proposed single-storey side extension would replace an existing side extension which runs along the boundary between the site and this neighbouring property, which also has a similar single-storey extension to the side. Due to its single-storey nature, siting and scale, it is not considered that the proposed replacement single-storey extension would cause any significant detrimental harm to neighbouring amenity.

Therefore, overall, the development is considered acceptable in terms of overshadowing, overlooking, loss of privacy, loss of light and would not have a significant impact upon residential amenity. The proposal, therefore, accords with LP14 of Huntingdonshire's Local Plan to 2036 (2019) in this regard.

Flood Risk

The application site is in Flood Zone 2 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.

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 harmful impact upon the character and appearance of the area;
* Would not have a significantly detrimental impact upon the amenity of neighbours;
* 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**