OFFICER REPORT

Case No: 25/00824/HHFUL Householder (Full)

Proposal: Erection of first floor side extension above existing garage/utility room

Location: 7 Payn Close Hemingford Grey Huntingdon

Applicant: Mr & Mrs Tilbury

Grid Ref: 529379 270150

DESCRIPTION OF SITE AND APPLICATION

The site comprises of a two-storey detached dwellinghouse located in a well-established residential area in Hemingford Grey. The rear of the application site falls partially within flood zones 2&3. There are no other constraints relevant to the site.

The application seeks planning permission for the erection of first floor side extension above existing garage/utility room.

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

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

None.

CONSULTATIONS

Hemingford Grey Parish Council recommend approval of the application. It is not likely to affect any immediate neighbours and has been designed using the same materials as the rest of the house. It will not materially affect the street scene.

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
- 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).

Payn Close hosts a number of two-storey detached dwellinghouses of varying sizes and designs. No7 is a two-storey detached dwelling of brick and tile construction with red brick detailing and hanging tiles on the front gable.

The application seeks permission for the erection of a first-floor extension above the existing garage/utility room. The extension would create two additional bedrooms with windows on the front and rear elevations. The roof would be a pitched roof and would sit slightly lower than the roof of the existing host dwelling. Materials would be buff facing brick with red detailing, concrete interlocking tiles and UPVC windows all to match the existing. The proposed first-floor extension and materials would be in keeping with the character and appearance of the host dwelling and the surrounding area.

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 first-floor extension would be set back from the rear elevation of neighbouring property No6 to the west. No6 has no windows in its eastern elevation but has a two-storey projection to the front. The proposed first floor extension would not protrude further forwards than the existing dwelling and the mono-pitch roof above the existing garage would be maintained. The proposal does not proposed windows which would offer views to windows serving habitable rooms or private amenity space.

Therefore, given the siting, scale and design of the proposal, there would be no detrimental impact to neighbouring amenity and the proposal accords with Policy LP14 of Huntingdonshire's Local Plan to 2036 in this regard.

Flood Risk

A small section of the rear garden of 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 extension will be set 300mm above the known or modelled 1 in 100 annual probability river flood (1%) or 1 in 200 annual probability sea flood (0.5%) in any year. The proposal is for a first floor extension and therefore no additional flood resilience measures are required.

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;

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**