HUNTINGDONSHIRE DISTRICT COUNCIL

25/00707/HHFUL

OFFICER REPORT

Case No: **25/00707/HHFUL** **Householder (Full)**

Proposal: **Single storey side, rear and front extensions**

Location: **15 Kent Close St Ives PE27 3DH**

Applicant: **Mr Graham Barker**

Grid Ref: **530743 273396**

DESCRIPTION OF SITE AND APPLICATION

The application site at 15 Kent Close is occupied by a two-storey end-of-terrace dwellinghouse located in a residential area within St Ives. The site falls within Flood Zone 1 of the Environment Agency's Flood Map for Planning and there are no constraints relative to the site.

This application seeks permission for single storey side, rear and front extensions.

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;
* building a strong, competitive economy;
* achieving well-designed, beautiful and 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)

LP11: Design Context
LP12: Design Implementation
LP14: Amenity
LP31: Trees, Woodland, Hedges and Hedgerows

Neighbourhood Plan and relevant policies where applicable

Huntingdonshire Design Guide Supplementary Planning Document (2017):

* Place Making Principles parts 3.7 Building Form and 3.8 Building Detailing

Huntingdonshire Landscape and Townscape Supplementary Planning Document (2022)

Local policies are viewable at https://www.huntingdonshire.gov.uk

RELEVANT PLANNING HISTORY

7400661FUL - 31 BUNGALOWS AND 253 HOUSES BURLEIGH HILL RAMSEY ROAD ST IVES (Permission)

CONSULTATIONS

St Ives Town Council - Supports the application, note the proposed extensions are comparable to other residences in the surrounding area.

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 on Trees

*Design and Visual Amenity

The application site at 15 Kent Close is occupied by a two-storey end-of-terrace dwellinghouse located within a residential area in St Ives. The application seeks permission for the erection of single storey, front, side and rear extensions. When considering each of the proposed extensions to the form of the existing dwelling, they are considered to be minor in scale and complements the existing built form, whilst acting subservient to the host dwelling.

Considering the front extension, this projects forward of the front elevation of the dwelling, and guidance within Huntingdonshire District Council's (HDC) Design Guide (2017) states extensions to the front of the property should be avoided as building out from the front creates an unbalanced façade and disrupts the line of the street. However, taking the wider context of the street into account, this would not be the case for this application and the proposed extension. The proposed extension is integrated within the street scene, as the layout of the existing and surrounding detached dwellings are not 'flat fronted', with numerous examples of front extensions in the immediate vicinity. Additionally, the mono-pitched roof proposed across the front elevation of the dwelling, is consistent with the area, matching that of the adjacent garage alongside the host dwelling, therefore acceptable with regards to design. Taking this into account, the proposed and front elevation will not have a negative impact upon the character or appearance of the area. This is further supported by the use of materials to match existing.

Taking into account the rear and side extension, the proposal has a maximum length of 4.6 metres and is 5.5 metres in width. It has a flat roof with a maximum ridge height of 2.9 metres. Considering the proposed materials for the rear and side extension, it makes use of cement fibre cladding for

the external walls. Whilst this differs from the host dwelling and the front and side extensions, due to the location of the proposed extension to the rear, it is not considered there will be a significantly detrimental impact upon the character or appearance of the area as a result of the development. Additionally, guidance from Huntingdonshire's Design Guide (2017) sets out that that cladding can be successfully implemented in modern development, and in this case is considered acceptable. As such, it is considered that the proposal is acceptable with regards to design, and the location set to the rear will not cause any detrimental impact upon the character or appearance of the street scene.

Overall, taking the above factors into consideration the proposed development is considered to be acceptable with regard 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 in this regard.

*Residential Amenity

Given the scale and location of the development proposed, alongside having regard to the separation between adjacent properties, it is not considered that there would be any unacceptable material impacts in terms of overbearing or loss of light, nor would there be any issues relating to overlooking or loss of privacy.

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 HDC's Local Plan to 2036 in this regard.

*Impact on Trees

Whilst the application site has no trees which are afforded protection by Tree Preservation Orders (TPOs), and the site not in a Conservation Area, there are trees located on site, some of which are to be removed as part of the proposed development. As such, HDC’s Arboricultural Officer has been consulted, and has raised no issues, with the trees to be removed of low value, alongside growing in locations which make them unsuitable for long term retention. For the avoidance of any doubt, whilst the Arboricultural Officer comments received state that a ‘tree report and Arboricultural Impact Assessment and method statement have been received, clarification has been given that the officer is referring to the submitted Proposed Site Plan - 22512_04 Rev A, which details the tree information and protection details, and not any arboricultural report. It must also be noted that the remaining trees that are to be retained will be fenced off during the works, with the trees to be protected during the works, with the Tree Protection Plan provided within the aforementioned proposed site plan.

Therefore, having regard to the above, the development is considered to be acceptable with regard to its impact on trees and therefore accords with Policy LP31 of the Local Plan to 2036.

*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.
* Is acceptable with regards to impact on trees.

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 **Josh France**