OFFICER REPORT

Case No: 25/00551/HHFUL Householder (Full)

Proposal: Front single storey extension

Location: 161 Waveney Road St Ives PE27 3FN

Applicant: Mrs Robinson

Grid Ref: 531673 273015

DESCRIPTION OF SITE AND APPLICATION

The site comprises of a two-storey terraced house located in a well-established residential area of St Ives. There are no constraints relevant to the site.

The application seeks planning permission for a front single storey 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 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

St Ives Town Council were consulted on the application, but no comments were received at the time of determination.

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

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).

Waveney Road hosts a number of detached, semi-detached and terraced dwellings of mostly brick and tile construction with evidence of render, timber and cladding within the street scene. The application site is a two-storey mid-terraced dwelling of brick and tile construction, set back slightly from the highway bound by a low picket fence with a pathway and gravelled front garden.

The application seeks permission for a single storey front extension which would project approx. 2.25 metres from the front elevation to create additional living space and a small hallway. The proposal would have a mono-pitched roof design with two rooflights incorporated with an overall height of approx. 3.374 metres and an eaves height of approx. 2.4 metres. There would be a front door with a side window and a window serving the kitchen/dining space on the front elevation. The proposed materials would be brickwork, roof tiles and UPVC windows and doors all to match the existing host dwelling. The single-storey front extension would still be set back approx. 3.64 metres from the highway. The proposed 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 front extension would project approx. 2.25 metres from the front elevation and would be set back slightly from the front elevation of No159 which is the neighbouring site to the south. It is not considered that the front extension would cause detrimental harm to this neighbouring site with regards to overbearing impact, overlooking, loss of light or loss of privacy. Neighbouring site to the north is No163 Waveney Road, which is set back by approx. 2.5 metres from No161. The proposed single storey extension would extend approx. 2.25 metres from the front of the dwelling. It is acknowledged that No163 has a small window to the east of the front elevation which the single storey extension could potentially obscure light to. However, the small window does not appear to serve a habitable room and whilst the proposal fails the 45-degree rule on plan, it does not fail the 25-degree rule and would therefore would not be any significant loss of daylight and sunlight experienced by the occupants of No161 due to the front extension and it is therefore considered acceptable.

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.

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**