OFFICER REPORT

Case No: 24/02219/HHFUL Householder (Full)

Proposal: Single storey front infill extension

Location: 22 Newnham Close Hartford Huntingdon

Applicant: Mr Martin Roberts

Grid Ref: 525005 273337

DESCRIPTION OF SITE AND APPLICATION

The application site comprises a two-storey semi-detached dwelling located on Newnham Close, a residential area located in Hartford, Huntingdon. The site sits within flood zone 1. Otherwise, there are no significant site constraints.

The proposal seeks to erect a single storey front infill 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) paragraph 8 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 also sets out the Government's planning policies for (amongst other things):
* making effective use of land
* achieving well-designed, beautiful, and safe places;
* conserving and enhancing the natural 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)

LP 11 Design Context
LP 12 Design Implementation
LP 14 Amenity

Huntingdon Neighbourhood Plan 2019 - 2026
Policy BE1 Design and Landscaping

Supplementary Planning Documents - Subjected to Public Consultation proper to adoption by HDC
Landscape And Townscape Supplementary Planning Document 2022
Cambridgeshire Flood and Water Supplementary Planning Document 2017
Huntingdonshire Design Guide Supplementary Planning Document 2017
-3.1 Place Making Principles
-3.7 Building Form

PLANNING HISTORY

89/01572/FUL for EXTENSION TO DWELLING, PERMITTED 31.08.1989.

CONSULTATIONS

Huntingdon Town Council: No objection.

REPRESENTATIONS

No third-party representations have been received at the time of determination.

SUMMARY OF ISSUES

The key issues to be considered are as follows: -
Design and Visual Amenity
Residential Amenity

*Design and Visual Amenity

With regard to design and character, the relevant national and local policies are Huntingdonshire's Local Plan to 2036 (LP 11 Design Context and LP 12 Design Implementation), Policy BE1 (Design and Landscaping) of Huntingdon Neighbourhood Plan 2018-2026, Huntingdonshire Design Guide 2017, Huntingdonshire Landscape and Townscape Assessment 2022 and Chapter 12 of the NPPF December 2024.

Policy LP11 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 Huntingdonshire Design Guide SPD (2017).

LP 12 states that proposals will be supported where it can be demonstrated that it contributes to the areas character and identity and successfully integrates with adjoining buildings, routes and spaces between buildings.

Chapter 2 of Huntingdonshire Landscape and Townscape Supplementary Planning Document 2022 - Understanding Character, seeks development proposals should demonstrate how the proposal responds positively to its context and has drawn inspiration from the key characteristics of its surroundings, including natural, historic, and built environment, to help create distinctive, high quality and well-designed places.

The proposal seeks planning permission for a single storey infill extension to the front of the dwelling. Proposed plans show the infill element to be 3.140 metres in width, projecting 1.125 metres from the existing front elevation to meet the front elevation of No. 24 Newnham Close immediately to the southwest. This proposed front extension would have a mono-pitched roof and would be 3.67m in height to meet the cill of the first floor windows. A window is proposed on the front elevation.

In terms of materials, the proposal would have concrete roof tiles and would be constructed in brick and uPVC windows and downpipe to match the existing dwelling.

The plans annotate the created room to serves as a Garden room.

Given the proposal would be to the front of the site, it is acknowledged that the proposal would be viewable from the street scene. However, the proposal would be similar to the front projection found immediately on the adjoining neighbour (No. 24 Newnham Close) matching the depth,pitch and window arrangement using matching materials to those found on the host dwelling, Officers consider that the proposed front infil extension would be sympathetic to the host dwelling and would have no adverse visual impact on the surrounding locality. Materials and plans are recommended to be secured by condition.

Given the above, the proposed scale, design, and layout of the extensions would not result in any significant harm to the character and appearance of the local area. Therefore, the proposal accords with Policies LP11 and LP12 of Huntingdonshire's Local Plan to 2036, Policy BE1 (Design and Landscaping) of Huntingdon Neighbourhood Plan 2018-2026, Huntingdonshire Design Guide 2017, and Huntingdonshire Landscape and Townscape Supplementary Planning Document 2022 in this regard.

*Impact on 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.

No objections have been received from neighbouring occupiers. It is noted that the proposed front single storey extension which would serve as a garden room would project forward at a similar distance to the existing front extension found at No. 24 Newnham Close which sits immediately next to the site.

Officers have considered the proposal in terms of overlooking, overbearing, overshadowing and other environmental impacts. Given the siting, nature and scale of the proposal, it is considered that no significant adverse residential impacts would result from the proposal being implemented.

Overall, given the location, size, and design of the development, it is considered that the proposal is unlikely to give rise to any significant amenity impacts in terms of overlooking, overbearing, or overshadowing or other environmental impacts. The proposal is therefore considered to be in accordance with Policy LP14 of the Local Plan to 2036 and paragraph 135 of the NPPF (2024).

CONCLUSION

Taking the above matters into consideration the proposed development is considered to be compliant with relevant national and local planning policies, in that it

- Is of an appropriate scale and design;
- It would not have a harmful impact upon the character and appearance of the area; and
- It would not have a significantly detrimental impact upon the amenity of the 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:
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