HUNTINGDONSHIRE DISTRICT COUNCIL

24/02098/HHFUL

OFFICER REPORT

Case No: **24/02098/HHFUL** **Householder (Full)**

Proposal: **Erection of single storey rear extension, two storey side extension and addition of front porch**

Location: **41 London Road Yaxley Peterborough**

Applicant: **Mr Cuskun Diker**

Grid Ref: **517474 292643**

DESCRIPTION OF SITE AND APPLICATION

This application seeks approval for the erection of a two-storey side extension, single storey rear extension and the erection of a front porch at No. 41 London Road, Yaxley.

The existing dwelling is a semi-detached, two-storey property of a half-hipped roof design with a single-storey conservatory to the rear. The property includes an area of hardsurfacing to the front.

This is a revised application following the withdrawal of the previous proposal - reference: 23/01047/HHFUL.

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

NATIONAL GUIDANCE

The National Planning Policy Framework (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

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

23/01047/HHFUL - Single storey extension to the rear, two storey extension to the side and addition of a front porch - Withdrawn.

CONSULTATIONS

No consultation responses were received during the course of the application.

REPRESENTATIONS

One letter of objection was received raising concerns over loss of light impacts and building directly on the boundary of the neighbouring property. Concerns were also raised over the impact of the proposed extension on the foundations and drainage of the neighbouring property.

Officer comment - The matters raised which are material planning considerations shall be addressed in the proceeding sections of this report. Some matters however such as building on the boundary and impact on neighbouring foundations and drainage are not material planning consideration and therefore cannot be considered in the determination of this application. However, an informative note in relation to the Party Wall Act shall be added to the permission.

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 LP11 of the Local Plan states that a proposal will be supported where it is demonstrated that it responds positively to its context. Policy LP12 states that new development will be expected to be well designed and that a proposal will be supported where it can be demonstrated that it contributes positively to the area's character and identity and successfully integrates with adjoining buildings and landscape. This is also reflected in the Huntingdonshire Design Guide SPD and Section 12 of the National Planning Policy Framework (2024).

The proposal seeks approval for the erection of a two-storey side extension, a single storey rear extension and a front porch at No. 41 London Road, Yaxley. The proposed two-storey side extension would be of a half-hipped design, extend the depth of the property and measure 1.8m in width. The proposed single-storey rear extension would be of a flat roof design and measure a width of 7.1m with a maximum height of 2.6m. The proposed porch would be of a gable-end design and would measure a width of 3.5m with an eaves height of 2.2m and a ridge height of 3.2m.

While the proposed two-storey side extension is not considered to be a subservient addition to the main dwellinghouse due to its matching height and depth, given the varying scale of properties along the western side of London Road and the matching design of the extension to the existing

property, the Local Planning Authority are satisfied that it would not result in any significantly detrimental visual impacts on the existing property or surrounding area.

The proposed single-storey rear extension would be of a flat-roof design to address concerns previously raised in relation to impacts on residential amenity. While the flat-roof extension would not match the design of the main dwellinghouse, it would be located to the rear of the property and would not be visible from any public vantage points. Furthermore, there are other examples of flat roofs along the west side of London Road in the immediate vicinity.

The scale of the proposed front porch is considered to be acceptable and given the varied streetscene of London Road, the gable-end design is not considered to result in any visual harm to the existing property or surrounding area.

It is also worth noting that the proposed extensions would be constructed using matching facing materials to those used in the existing property.

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. As such, the proposal is deemed to be in accordance with Policies LP11 and LP12 of Huntingdonshire's Local Plan to 2036 and Section 12 of the National Planning Policy Framework (2024) 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.

The closest neighbouring properties that are likely to be impacted upon as a result of the proposed development are Nos. 39 and 43 London Road, Yaxley.

The proposed two-storey side extension is not considered to result in any significantly detrimental overbearing or overshadowing impacts on the neighbouring property of No. 43 London Road as the majority of the extension would be situated in front of the neighbouring property - including the south-side elevation windows of No. 43. The proposed two-storey extension would not extend beyond the existing two-storey rearmost elevation of the existing property and the roof would slope away from the shared boundary.

Furthermore, the proposed two-storey side extension does not include the introduction of any north side elevation windows and therefore would not result in any detrimental overlooking impacts.

With regard to the proposed single-storey rear extension, the design of the proposal has been amended from the previous application (23/01047/HHFUL) to a flat-roof so as to avoid breaching the 25 degree rule with the neighbouring properties side elevation kitchen window (No. 43 London Road). Furthermore, the proposed single-storey rear extension would not extend beyond the rearmost elevation of the neighbouring property and is therefore not considered to result in detrimental overbearing or overshadowing impacts on the private rear amenity space of No. 43 London Road.

The proposed single-storey rear extension is not considered to result in any detrimental overbearing or overshadowing impacts on the neighbouring property of No. 39 London Road as it would replace an existing conservatory and would not extend beyond the rear most elevation of the neighbouring property.

Given the small scale and its location on the front elevation of the property, the proposed single-storey porch is not considered to result in any detrimental impacts on any neighbouring properties amenities.

Overall, taking these factors into account, the development is considered acceptable in terms of impacts on residential amenity and therefore accords with Policy LP14 of Huntingdonshire's Local Plan to 2036 and Section 12 of the National Planning Policy Framework (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.

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 **Jennifer Wallis**