HUNTINGDONSHIRE DISTRICT COUNCIL

24/02268/HHFUL

OFFICER REPORT

Case No: **24/02268/HHFUL** **Householder (Full)**

Proposal: **Demolition of garage, construction of new porch, utility room and kitchen/living room extension to ground floor**

Location: **23 Papyrus Way Sawtry Huntingdon**

Applicant: **Daria Spencer**

Grid Ref: **516645 283564**

DESCRIPTION OF SITE AND APPLICATION

23 Papyrus Way is a two-storey detached dwellinghouse located in a well-established residential area in Sawtry. There are no constraints relevant to the site.

The application seeks planning permission for the demolition of garage, construction of new porch, utility room and kitchen/living room extension to ground floor.

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 relevant.

CONSULTATIONS

Sawtry Parish Council recommend approval.

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).

Papyrus Way hosts a number of detached and semi-detached single and two-storey dwellings of varying designs. In the immediate vicinity, there are a range of materials used including cladding, hanging tiles and render. The application site is a two-storey detached dwellinghouse located to the north of Papyrus Way.

This application seeks planning permission for a single-storey extension to the west side elevation which would create a kitchen/family room area and a single-storey extension to the north side elevation to create a new porch and utility room.

The kitchen/family room extension to the west would measure approx. 9.204 metres in depth and 2.787 metres in width and would protrude forwards of the front elevation by approx. 2.2 metres. The extension would have a mono-pitched roof design and would have a ridge height of approx. 3.3 metres and 2.3 metres to the eaves. Two roof lights would be incorporated into the roofslope and there would be patio doors to the rear elevation.

The porch and utility room extension to the north would measure approx. 8.051 metres in depth and 4.55 metres in width to the front of the dwelling. The proposed extension would not protrude further forwards than the existing porch. There would be two small windows on the front elevation serving a WC and utility with a door to the rear.

The proposed materials would be facing brickwork, timber cladding to replace the existing stone cladding on the front elevation, render and double glazed windows and doors. The colour of the render has not yet been decided and this will therefore be secured by condition. The proposed materials would be considered acceptable and would not harm the character and appearance of the host dwelling or 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 proposals would be of single-story nature and do not propose any windows that would offer views to windows serving habitable rooms or private amenity space. Neighbouring site to the west is No21 Papyrus Way. This neighbour has no ground floor windows on its eastern elevation and given the single-storey nature, with the roof sloping away from the boundary, it is not considered that there would be any detrimental harm to this neighbouring site. Neighbouring sites No16 and No18 to the south of the application site are both set back from the road frontage and are a substantial distance from the proposed single-storey extensions and would therefore not be impacted by the development.

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**