OFFICER REPORT

Case No: 24/02313/HHFUL Householder (Full)

Proposal: Proposed infill rear single storey extension and alterations

Location: 113 Elton Road Stibbington Peterborough

Applicant: Mr S Hodge

Grid Ref: 508539 297326

DESCRIPTION OF SITE AND APPLICATION

The application site at 113 Elton Road is occupied by a two-storey detached dwellinghouse located within a rural area in Stibbington, to the south of the village of Stibbington. There are no constraints relative to the site.

This application seeks permission for a proposed infill rear single storey extension and alterations.

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

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

15/00483/FUL - Single storey extensions to rear and south side, to side and to rear north side, new facing materials to all existing elevations including new façade to west elevations, and internal alterations (Permission)

CONSULTATIONS

Stibbington Parish Council - None 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

The application seeks permission for the erection of an infill extension to the rear of the dwelling. The proposal makes use of existing hardstanding patio to the rear of the dwelling, resulting in an increase in internal floorspace. The proposed extension measures approximately 10.3 metres in width and 7.1 metres in length, not exceeding the current dimensions of the length of the dwelling. The proposed extension includes a flat roof with 3 rooflights equally spaced across the width of the roof. The extension also makes use of large sliding doors to the rear, which are finished with materials that match the design and appearance of the existing dwelling.

It is worth noting that whilst this proposal seeks for a large extension, the site benefits from a considerable sized plot and the proposed extension complements the design and layout by not extending further from the rear than that of the existing extensions to the dwelling. The proposed extension also makes use of materials which match that of the existing dwelling, thus further integrating the extension with the host dwelling. The proposal therefore respects the character and appearance of the dwelling and has a neutral impact on the wider area.

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 extension as an infill to the open space at the rear of the dwelling, alongside having regard to the proximity and separation to the adjacent dwellings, it is not

considered that there would be any unacceptable material impacts in terms of overbearing impacts or loss of light, nor would there be any issues regarding overlooking or loss of privacy.

It is therefore considered that the proposal would not have a significant impact on residential amenity and therefore accords with Policy LP14 of Huntingdonshire District Council'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 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 **Josh France**