HUNTINGDONSHIRE DISTRICT COUNCIL

25/00024/HHFUL

OFFICER REPORT

Case No: **25/00024/HHFUL** **Householder (Full)**

Proposal: **Erection of single storey rear extension and part garage conversion including raising roof height**

Location: **5 Kestrel Place St Neots PE19 1TR**

Applicant: **Oliver & Amy Murphy**

Grid Ref: **519646 261092**

DESCRIPTION OF SITE AND APPLICATION

The property is a detached two storey brick house with a link garage, located in a residential area of St Neots and sits within the context of other properties of a similar age and style.

The site is situated within flood zone 1.

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

The application is for the erection of single storey rear extension and part garage conversion including raising the roof height.

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 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
LP31: Trees, Woodland, Hedges and Hedgerows

Huntingdonshire Design Guide Supplementary Planning Document (2017):
* Place Making Principles - Part 3.7 Building Form

St Neots Neighbourhood Plan 2014-2029 (2016)
* Policy A3 – Design

Local policies are viewable at https://www.huntingdonshire.gov.uk

PLANNING HISTORY

85/00378/FUL – Extension to dwelling – permission granted 18.04.1985

CONSULTATIONS

St Neots Town Council recommends approval. It is considered that the proposal is in keeping with the locality and will have a minimum impact on neighbours.

HDC Arboricultural Officer – no objections, noting that there is likely to be no significant impact caused by the proposed works.

REPRESENTATIONS

No objections received at time of determination.

SUMMARY OF ISSUES

The main issues to consider in the determination of this application are:
- Design and Visual Amenity
- Residential amenity
- Trees, Woodland, Hedges and Hedgerows

*Design and Visual Amenity

Policies LP11 and LP12 of the Huntingdonshire Local Plan to 2036 state that developments should respond positively to their context, draw inspiration from the key characteristics of its surroundings and contribute positively to the area's character and identity.

The proposal is for the erection of single storey rear extension and part garage conversion including raising the roof height. The rear extension is to be constructed of matching materials, helping the addition to blend in with the existing original dwelling. It will have a monopitch roof with two roof lights and sliding doors out to the garden. The garage is to be increased in height by approximately 50 centimetres to allow for the creation of an office space at the rear. The flat roof and front garage door will be retained, limiting the change in appearance from the street scene.

Therefore, overall, it is considered that the scale, bulk and design of the development complement the host building and would not harm the general character of the area. The proposal, therefore, accords with LP11 and LP12 of Huntingdonshire's Local Plan to 2036 (2019) and Policy A3 of the St Neots Neighbourhood Plan 2014-2029 (2016) 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 proposed rear extension is separated from the neighbouring property to the east by two garages. The separation distances ensures that the rear extension accords with the 45 degree rule as set out within the Huntingdonshire Design Guide Supplementary Planning Document (2017), which assesses the impact of overshadowing of a proposed extension. Similarly, the increase in height of the garage at 50 centimetres is considered acceptable. It is noted that it adjoins the neighbouring garage to the east. As such it is considered that there will be no detrimental impact on the residential amenity of neighbouring properties.

Therefore, overall, the development is considered acceptable in terms of overshadowing, overlooking, loss of privacy, loss of light and would not have a significant impact upon residential amenity. The proposal, therefore, accords with LP14 of Huntingdonshire's Local Plan to 2036 (2019) in this regard.

*Trees, Woodland, Hedges and Hedgerows

Policy LP31 of the Local Plan to 2036 states a proposal will only be supported where it seeks to conserve and enhance any existing tree, woodland, hedge or hedgerow of value that would be affected by the proposed development.

It is noted that there is an area of woodland to the west of the property. An Arboricultural Impact Assessment has been provided, which states that there will be no impact upon the root protection area of adjacent trees. In addition, it is noted that there is an existing hard standing path between the boundary and the site and therefore it is considered that tree protection measures are not considered necessary. The HDC Aboricultural Officer has been consulted on the application and has no objections to the proposal.

Therefore, the proposals are considered to accord with Policy LP31 of Huntingdonshire's Local Plan to 2036.

*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;
* Would not have a significantly detrimental impact upon trees, woodland, hedges and hedgerows.

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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