HUNTINGDONSHIRE DISTRICT COUNCIL

25/00594/HHFUL

OFFICER REPORT

Case No: **25/00594/HHFUL** **Householder (Full)**

Proposal: **Single storey rear extension, front storm porch and painting of external brickwork**

Location: **2 Station Road Abbots Ripton Huntingdon**

Applicant: **Mrs J Sims**

Grid Ref: **522952 278182**

DESCRIPTION OF SITE AND APPLICATION

The site comprises of a two-storey semi-detached dwellinghouse located on Station Road in Abbots Ripton. The is within the Abbots Ripton Conservation Area.

The application seeks planning permission for a single-storey rear extension, front storm porch and painting of external brickwork.

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
LP 34: Heritage Assets and their settings

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.

CONSULTATIONS

Abbots Ripton Parish Council were consulted, but no comments were received at the time of determination.
HDC's Conservation Team have no objections.

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
- Impact upon the Conservation Area

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).

The application site is a two-storey semi-detached dwellinghouse of brick and tile construction. The dwelling is set back a generous distance from the road and has a large front garden with a hardstanding driveway and a detached garage to the west.

The application seeks permission for the erection of a single storey rear extension, front storm porch and painting of external brickwork. The proposed single-storey rear extension would sit in slightly from the boundary and project approx. 5 metres from the rear of the dwelling and would extend across with width of the existing dwelling to create additional living space. The extension would have a flat roof design with two rooflights and doors and windows to the rear elevation and a side door to the northwest elevation. The front porch would measure approx. 1.130 metres in depth, 2 metres in width and approx. 2.6 metres in height and would sit on a painted brick plinth with glazing to the front and door to the side.

The proposal also includes the painting of the existing and proposed brickwork to Cornish cream to match the adjoining neighbouring site, No1 Station Road.

The proposed single-storey rear extension, front porch and painting of existing and proposed brickwork would be considered modest in scale and design and 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 proposed extension would be of single-storey nature with a flat roof design. No windows proposed would offer views to windows serving habitable rooms or private amenity space. There is a high wall separating the rear gardens of No1 and No2 Station Road. The proposed extension extends approx. 2.25 metres beyond this boundary wall. The conservatory at No1 appears to extend across the width of the rear elevation between the wall and the two-storey rear gable extension. The proposed extension would fail the 45-degree test on plan but not on elevation. The proposed extension would also sit below the 25 degree angle and as such it is not considered that this would result in a significant loss of daylight and sunlight to No1.

The proposed single storey rear extension would be considered acceptable due to its siting, scale and design and would not cause detrimental harm to any neighbouring site.

The proposed front porch would similarly match the neighbouring properties porch at No1 Station Road. The porch would be of a modest scale and design and would not cause detrimental harm to any neighbouring site.

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.

Impact upon the Conservation Area

Section 72 of the Planning (LBCA) Act 1990 states that special attention shall be paid to the desirability of preserving or enhancing the character or appearance of a Conservation Area.

The application site is within the Abbots Ripton Conservation Area. The proposed extension would sit to the rear of the site with no views from the Conservation Area. The front porch would similarly match the neighbouring properties porch at No1 Station Road and would be of an acceptable scale and design. The proposals would be in keeping with the character and appearance of the dwelling and the surrounding area and would not cause harm to the character and appearance of the Elton Conservation Area.

It is therefore considered that the proposals accord with the Planning (Listed Buildings and Conservation Areas) Act 1990, NPPF and Local Plan Policy LP34.

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;
* Would not have a harmful impact on designated heritage assets;

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**