HUNTINGDONSHIRE DISTRICT COUNCIL

24/02048/HHFUL

OFFICER REPORT

Case No: **24/02048/HHFUL** **Householder (Full)**

Proposal: **Two storey front extension, first floor side extension and re roof rear extension including a glazed canopy and changes to the external finishes.**

Location: **77 Wilkinson Close Eaton Socon St Neots**

Applicant: **Mr Adams**

Grid Ref: **516914 259024**

DESCRIPTION OF SITE AND APPLICATION

This application relates to 77 Wilkinson Close, a two-storey semi-detached dwelling located in a residential estate in St Neots. In terms of constraints the site sits in flood zone 1 and borders the St Neots Conservation Area. There is a number of designated heritage close by but none of which are in close proximity.

The application seeks to erect a two-storey front extension, first floor side extension over existing garage and re-roof rear extension including a glazed canopy and changes to the external finishes.

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) paragraph 8 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 also sets out the Government's planning policies for (amongst other things):
* making effective use of land
* achieving well-designed, beautiful, and safe places;
* conserving and enhancing the natural 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)
LP 11 Design Context
LP 12 Design Implementation
LP 14 Amenity
LP34 Impact of heritage assets and their settings

St Neots Neighbourhood Plan 2014 - 2029
Policy A3 - Design

Supplementary Planning Guidance/Documents:

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

Huntingdonshire Landscape and Townscape Supplementary Planning Document 2022

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

PLANNING HISTORY

0301045FUL - Extension to dwelling to form ancillary residential accommodation - Permission - 09.06.2003

CONSULTATIONS

St Neots Town Council Support the application commenting "Fits in with the local street scene, Satisfactory proposal in terms of scale and pattern of development"

REPRESENTATIONS

No representations have been received at the time of determination.

SUMMARY OF ISSUES

The key issues to be considered are as follows: -
Design and Visual Amenity and impact of the Character of St Neots Conservation Area
Residential amenity

Design and Visual Amenity and impact of the Character of St Neots Conservation Area
The relevant policies within Huntingdonshire's local plan to 2036, relating to Design and Visual Amenity are LP 11 Design Context and LP 12 Design Implementation and Policy A3 Design of the St Neots Neighbourhood Plan 2014 - 2029. With regard to the impact on Heritage Assets and Conservation areas, the relevant policy within the local plan to 2036 (LP34 Heritage assets and their settings).

77 Wilkinson Close, sits immediately adjacent to the St Neots Conservation Area.
Section 72 of the Planning (LBCA) Act 1990 (as amended) states that special attention shall be paid to the desirability of preserving or enhancing the character or appearance of a conservation area.

Para. 212 of the NPPF set out that 'When considering the impact of a proposed development on the significance of a designated heritage asset, great weight should be given to the asset's conservation (and the more important the asset, the greater the weight should be). This is irrespective of whether any potential harm amounts to substantial harm, total loss or less than substantial harm to its significance. Para. 213 states that 'Any harm to, or loss of, the significance of a designated heritage asset (from its alteration or destruction, or from development within its setting), should require clear and convincing justification…'.

Local Plan policy LP34 aligns with the statutory provisions and NPPF advice.

The proposal seeks to add a first-floor extension to the west elevation over an existing garage which will extend to the boundary with 75 Wilkinson which sits on the opposite side of the dwelling to the conservation area. The two-story front extension will create a stepped and lowered front section of the dwelling facing onto the residential road and away from the conservation area and the dual pitch roof to be added to the rear existing extension will be in close proximity to the conservation area.

The residential road as a number of styles of dwellings with differing designs and materials, however 77 forms 1 of 7 similar properties in design forming the end of the cul de sac but benefitting from being adjacent to the terraced housing forming 73 to 59 Wilkinson Close. Other properties of similar design have undergone various extensions, and it is considered that the proposal would not be detrimental to the visual amenity and built form of the area.

The materials proposed are of render, brick and tile. In terms of the render, this proposal would introduce render to the residential street of Wilkinson close, however officers do not consider that this would appear incongruous due to the render buildings that can be seen to the end of the cul de sac backing on from Great North Road. The bricks and tiles will be conditioned to match that of the existing.

Therefore, it is considered that the proposed scale, design and materials are sympathetic to the host dwelling and would have no adverse visual impact on the surrounding locality.
Given the above, the proposed scale, design, and layout of the extensions would not result in any significant harm to the character and appearance of the local area. Therefore, the proposal accords with Policies LP11, LP12 and LP34 of Huntingdonshire's Local Plan to 2036, Policy A3 of the St Neots Neighbourhood Plan 2014 - 2029, Huntingdonshire Design Guide 2017, and Huntingdonshire Landscape and Townscape Supplementary Planning Document 2022 in this regard.

Impact on residential amenity
Regarding residential amenity, the relevant policy within the local plan to 2036 (LP 14 Amenity), applies.

No objections have been received from neighbouring occupiers and Officers have considered the extensions impact in terms of overlooking, overbearing and overshadowing impacts on surrounding neighbouring sites.

The two-storey side extension abuts the western boundary, and it is noted that the neighbour at 75 Wilkinson Close a window and side door to the ground floor and two first floor windows to its east elevation. It is considered from plans of this design of dwelling that the ground floor likely serves a non-habitable room. However, it is acknowledged that the proposal will impact on the level of daylight to these rooms. As such, under the BRE Site Layout Planning for Daylight and Sunlight: A Guide to Good Practice 3rd Edition 2022, the loss of light to non-habitable rooms need not be analysed.

In terms of overshadowing to the rear of 75 Wilkinson Close, the proposal raises no significant concerns due to the orientation of the dwellings with South facing gardens and rear elevations.
Therefore, whilst the loss of daylight is accepted, it is considered that the proposed extension would not have a significant detrimental impact on the amenity of the neighbouring property such to warrant refusal of the application.

The single storey 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.

In terms of overlooking, and overbearing, Officers do not consider that the proposal presents any significant overlooking impact for neighbouring properties.

Given the above, the location, size, and design of the development is considered unlikely to give rise to any significant amenity impacts in terms of overlooking, overbearing, or overshadowing or other environmental impacts. The proposal is therefore compliant with Local Plan Policy LP14 of Huntingdonshire's Local Plan to 2036 in this regard.

CONCLUSION

Taking the above matters into consideration the proposed development is considered to be compliant with relevant national and local planning policies, in that it

- Is of an appropriate scale and design;
- It would not have a harmful impact upon the character and appearance of the area; and
- It would not have a significantly detrimental impact upon the amenity of the 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 **Andrea Dollard**