HUNTINGDONSHIRE DISTRICT COUNCIL

24/01829/HHFUL

OFFICER REPORT

Case No: **24/01829/HHFUL** **Householder (Full)**

Proposal: **Erection of single storey flat roof extension to the rear of dwelling.**

Location: **38 Lucks Lane Buckden St Neots**

Applicant: **Mr Ashley Robert-Taylor**

Grid Ref: **519339 267321**

DESCRIPTION OF SITE AND APPLICATION

This application relates to 38 Lucks Lane, a single storey detached dwelling located in a residential estate in Buckden. The site is situated within flood zone 1 and there are no designated heritage assets in the vicinity.

The application seeks to erect a single storey flat roofed extension.

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
LP 31 Trees, Woodland, Hedges and Hedgerows

Buckden Neighbourhood Plan 2020 - 2036
Policy 5.6 - Building 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

No relevant Planning History

CONSULTATIONS

Buckden Parish Council recommends approval.

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
Residential amenity
Impact on Trees

Design and Visual Amenity
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 5.6 Building Design of the Buckden Neighbourhood Plan 2020 - 2036.

The proposal seeks permission to erect a single storey rear extension with flat roof in materials to match that of the host dwelling.

It is considered that the proposed siting, scale, design and materials are sympathetic to the host dwelling and would have no adverse visual impact on the surrounding locality. Materials and plans will be secured by condition.

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 and LP12 of Huntingdonshire's Local Plan to 2036, Policy 5.6 Building design of the Buckden Neighbourhood Plan 2020 - 2036, 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.

The proposal is of single storey within a large garden plot with sufficient distances from neighbouring properties at 3 Morris Close and 2 and 4 Glebe Lane of which the boundaries are made up of high conifer hedging.

Officers acknowledge the introduction of ground floor windows on the north elevation facing the rear gardens of 4 Glebe Lane. The introduction of the windows in this case would fall under the parameters allowed within permitted development rights. Due to the distance from the boundary and the taking into account the rooms they serve (bathroom, dressing room and bedroom) officers do not consider the proposal gives rise to detrimental impact regarding overlooking or loss privacy.

Given the above, the location, size, and design of the development is not considered 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.

Impact on Trees

In this regard, the relevant policy with the local plan to 2036 (LP 31 Trees, Woodland, Hedges and Hedgerows) seeks to conserve and enhance any existing tree, woodland, hedge or hedgerow of value that would be affected by the proposed development.

The application site is a garden predominately laid to lawn. There are two large trees protected by TPO 356 in the adjacent garden of 8 Glebe Lane on the boundary with the application site. As such the HDC arboricultural officer was consulted regarding the proximity of the trees and potential impact of the development and associated construction.

The HDC Arboricultural Officer recommend that a tree protection plan be submitted and agreed prior to development in order to protect the root area of the established protected trees. Officers consider the imposition of a condition to secure the submission and compliance with the tree protection plan to be necessary, relevant and reasonable.

Overall, subject to condition, the development is considered acceptable in terms of impact on the current trees on site, and therefore accords with Policy LP31 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;
- It would not have a significantly detrimental impact upon the amenity of the neighbours; and
- It would not have a detrimental impact on the trees in the garden or adjacent to the site.

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.

If you would like a translation of this document, a large text version or an audio version, please contact us on 01480 388424 and we will try to accommodate your needs.

CONTACT OFFICER:

Enquiries about this report to **Andrea Dollard**