HUNTINGDONSHIRE DISTRICT COUNCIL

25/00941/HHFUL

OFFICER REPORT

Case No: **25/00941/HHFUL** **Householder (Full)**

Proposal: **Remove patio and build a single storey kitchen diner extension to the rear of the property.**

Location: **The Cottage Main Street Winwick**

Applicant: **Mr Stephen Reid**

Grid Ref: **510505 280787**

DESCRIPTION OF SITE AND APPLICATION

The Cottage is a detached two-storey dwellinghouse located on Main Street, Winwick. There are no constraints associated with the site which lies within Flood Zone 1.

This application seeks permission for the erection of a single storey, flat roof extension to the rear of the dwelling.

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

Huntingdonshire Design Guide Supplementary Planning Document (2017):

* Place Making Principles parts 3.7 Building Form and 3.8 Building Detailing.

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

RELEVANT PLANNING HISTORY

0702059FUL - Extension to dwelling (Permission)

20/02567/FUL - Proposed new three bedroom dwelling (Withdrawn)

CONSULTATIONS

Winwick Parish Council were consulted but no representations have been 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 cottage is located to the east of Main Street and is situated such that the side gable elevation faces the road. It is located within a relatively generous plot with a gravel drive and rear garden mainly laid to lawn with a patio area. It is proposed to remove the patio and erect a single storey, extension to the rear (south) elevation of the dwelling.

The extension is typical in design with a flat roof, roof lantern and glazing on all elevations. The application form details that the brickwork will be reclaimed Cambridge stock bricks (matching the cottage) with dark grey windows and doors. This is in contrast to the light grey windows in place on the existing cottage, but it is not considered that this variance will be harmful, and these will contrast well with the pale brickwork.

Overall, it is considered that the site is large enough to comfortably accommodate the development without appearing overwhelmed. Whilst it is acknowledged that given the limited scale of the boundary treatments and arrangement of the site (meaning that the rear garden is partially visible from the public realm) there will be glimpses of the extension, given the design features detailed it s not considered that this would be harmful to the character or appearance of the area (which is varied) and the development therefore complies with Policies LP11 and LP12 of the Local Plan to 2036.

*Residential Amenity

The proposed development given its nature, location and separation from adjacent land and property will not result in any negative residential amenity impacts and therefore accords with Policy LP14 of the 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.

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 **Kevin Simpson**