HUNTINGDONSHIRE DISTRICT COUNCIL

25/00969/HHFUL

OFFICER REPORT

Case No: **25/00969/HHFUL** **Householder (Full)**

Proposal: **Replacement porch to front**

Location: **55 Park Avenue Little Paxton St Neots**

Applicant: **Mrs Jennifer Frost**

Grid Ref: **518804 262475**

DESCRIPTION OF SITE AND APPLICATION

The dwelling is a semi-detached bungalow located within a residential area of Little Paxton. There are no constraints relevant to the site.

The application is for a replacement porch to the front.

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

NATIONAL GUIDANCE

The National Planning Policy Framework (12th 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
LP17: Parking Provision and Vehicle Movement

Huntingdonshire Design Guide Supplementary Planning Document (2017):
* Place Making Principles – Parts 3.5 Parking and Servicing and 3.7 Building Form

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

PLANNING HISTORY

None.

CONSULTATIONS

Little Paxton Parish Council recommend approval, noting that the proposal will have no detrimental impact on either the area or neighbouring properties.

REPRESENTATIONS

None 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
- Parking Provision and Vehicle Movement

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 a replacement porch to the front of the bungalow. The proposed porch would replace an existing porch. It would measure approx. 3 metres in depth, 3.008 metres in width and would have a mono-pitched roof design with a ridge height of approx. 2.850 metres. The porch would include a downstairs WC and cloakroom area. There would be a window to serve the WC on the western elevation and this would be conditioned to be obscure glazed. The proposed materials would be brick to match the existing, UPVC windows and doors to match the existing and felt or cement tiles for the roof. The proposed porch and materials would be in keeping with the character and appearance of the host dwelling and the surrounding area.

Therefore, overall, it is considered that the scale, bulk and design of the development complements 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) 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 porch would replace an existing porch to the front of the bungalow. The porch would be modest in scale and has no windows proposed that would offer views to windows serving habitable rooms or private amenity space. Due to its siting, scale and separation distances from neighbouring sites, it is not considered that the proposed replacement porch would cause any significant detrimental harm to neighbouring amenity.

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.

Parking Provision and Vehicle Movement

Policy LP17 states that a proposal will be supported where it incorporates appropriate space for vehicle movements, facilitates accessibility for service and emergency vehicles and incorporates adequate parking for vehicles and cycles.

It is noted that the proposed replacement porch would protrude our further than that of the existing. However, there would remain ample off road parking for three or more vehicles.

Therefore, given the scale and siting of the proposal, it is considered that the proposal would not have an adverse impact upon parking provision and vehicle movement. The proposal, therefore, accords with LP17 of Huntingdonshire's Local Plan to 2036 (2019) 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;
* Would not have a harmful impact upon parking provision and vehicle movement.

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**