HUNTINGDONSHIRE DISTRICT COUNCIL

24/02180/HHFUL

OFFICER REPORT

Case No: **24/02180/HHFUL** **Householder (Full)**

Proposal: **Two storey rear extension and singe storey side and front extension.**

Location: **72 Hayling Avenue Little Paxton St Neots**

Applicant: **Ms Sandling**

Grid Ref: **519218 262710**

DESCRIPTION OF SITE AND APPLICATION

The dwelling is a semi-detached red brick house located within a residential area of Little Paxton. Officers have scrutinised the plans and have familiarised themselves with the site and surrounding area.

The site is situated in flood zone 1 and there are no designated heritage assets in the vicinity.

The application is for a two storey rear extension and singe storey side and front extension.

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

74/00844/FUL – Garage – permission granted 09.12.1974
83/00460/FUL – Porch and wc - permission granted 05.05.1983
1001900FUL – Front ground floor hall/shower room – permission granted 19.01.2011

CONSULTATIONS

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

REPRESENTATIONS

No objections 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 two storey rear extension and singe storey side and front extension.

The proposed works will allow for a snug area and utility to the side at ground floor level, with a store to the front of the property. An additional bedroom with ensuite is provided at first floor. The existing rear extension is continued along the width of the property with a rear gable design. The two storey rear extension is subservient to the main original property, maintaining the hierarchy of the built form and forming a subordinate relationship with the host dwelling. The front door is to be repositioned from a side entrance to the front elevation with the existing monopitch roof extending across the front elevation and a garage roller door to the store room. It is noted that the front extension will not extend beyond the existing building line. It will follow a similar design to that for the neighbouring property to the east. Whilst this will formally join the properties and create a longer terracing effect, it is noted that the existing side garage is already joined to the neighbouring property and as it is of a single storey, the hierarchy of the main existing dwelling and that of the neighbouring property is maintained. In addition, the use of a roller garage door to the front store area provides the appearance of a link detached property. Materials are to match the existing main dwelling, helping the additions to blend in with the original property.

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 two storey rear extension builds upon the existing footprint of the single storey rear extension and will not protrude beyond the rear elevation of the adjacent adjoining property to the west (no.70). It is noted that this property already has a two storey rear gable projection. The single storey side extension is 2.2 metres to the eaves, increasing to 3.5 metres to the ridge. It was noted from the site visit, that the neighbouring property to the east (no.74) has a similar side extension that is not shown on the location plan. The proposed front extension will be flush with the front elevation of the neighbouring property to the east (no.74). Therefore, it is considered that the proposed extensions will not have a significant detrimental impact upon the residential amenity of the neighbouring properties to both the east and west.

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 existing single garage is to be demolished to make way for the single storey side extension, resulting in the loss of a single parking space. However, it is considered that there is sufficient space for off-street parking retained at the front of the property.

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:
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