**HUNTINGDONSHIRE DISTRICT COUNCIL**

**25/00553/HHFUL**

**OFFICER REPORT**

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**Case No:** **25/00553/HHFUL** **Householder (Full)**

**Proposal:** **Proposed first floor extension over existing single storey extension to the rear.**

**Location:** **19 Elizabeth Court London Road St Ives**

**Applicant:** **Mr and Mrs Clare Burkin**

**Grid Ref:** **530820 270073**

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## DESCRIPTION OF SITE AND APPLICATION

The site comprises of a two-storey detached dwellinghouse located on Elizabeth Court in a well-established residential area of St Ives. A section of the site to the rear sits within Flood Zones 2 & 3. There are no other constraints relevant to the site.

The application seeks planning permission for a proposed first floor extension over existing single storey extension to the rear.

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;
* achieving well-designed places;
* conserving and enhancing the natural environment;
* conserving and enhancing the historic environment.

Planning Practice Guidance and the National Design Guide 2019 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 5: Flood Risk
LP 11: Design Context
LP 12: Design Implementation

LP 14: Amenity

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

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

**RELEVANT PLANNING HISTORY**

None.

**CONSULTATIONS**

Fenstanton Parish Council recommends approval.

**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
- Flood Risk

**Design and Visual Amenity**

Policy LP 11 of the adopted Local Plan to 2036 states that a proposal will be supported where it is demonstrated that it responds positively to its context and has drawn inspiration from the key characteristics of its surroundings and has regard for the guidance contained within the Design SPD (2017).

Elizabeth Court hosts a number of detached dwellings of brick and tile construction of similar design with a variety of different brickwork used. Also present in the immediate vicinity is cladding and a variation in colours of garage doors. No19 is a two-storey detached dwellinghouse of brick and tile construction with a small grass area and paved driveway to the front.

The application seeks permission for a proposed first floor extension over an existing single-storey projection to the rear. The extension would sit above the existing rear projection, on the same footprint, and would create an additional bedroom. The first-floor extension would have a pitched gable end which would have an overall ridge height of approx. 5.780 metres and would sit lower than the ridge height of the host dwelling, creating a level of subservience. There would be a window on the rear elevation which would face the garden area of the application site, and an obscure glazed and non-opening window to the western side elevation. The proposed materials would be facing brickwork, concrete roof tiles and UPVC windows all to match the existing host dwelling. The proposed extension and materials would be in keeping with the character and appearance of the host dwelling and the surrounding area.

The proposal by virtue of its siting, scale, size and design would not cause any detrimental impact to the character and appearance of the host dwelling or the surrounding area.

Overall, it is considered the proposed development is acceptable with regard to design and visual amenity and therefore accords with Policies LP11 and LP12 of Huntingdonshire's Local Plan to 2036.

**Residential Amenity**

Policy LP14 states that 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 in terms of light, outlook, privacy and noise.

In terms of neighbouring amenity, the proposed first floor extension would sit on the boundary between the site and No21 Elizabeth Court to the east and would not project out further than the existing single-storey projection. Whilst it is acknowledged that the addition of the first floor would run along the shared boundary between the site, the proposal does not fail the 45-degree rule in elevation, which has been shown on the proposed block plan. Therefore, it is not considered that there would be a significant loss of daylight and sunlight to No21 and no detrimental impact in terms of overbearing, overshadowing or overlooking and the proposal is considered acceptable.

Neighbouring site to the west is No17 Elizabeth Court. The proposed first-floor extension would be sited approx. 5.090 metres from the boundary and would not project further from the rear than the existing projection. A window is proposed to the first floor of the western elevation which would be obscure glazed and non-opening. It is therefore not considered that the proposal would cause significant detrimental impact to this neighbouring site.

Overall, the development is considered acceptable in terms of overshadowing, overbearing impact, overlooking, loss of privacy, loss of light and would not have a significant impact upon residential amenity and therefore accords with Policy LP14 of Huntingdonshire's Local Plan to 2036 in this regard.

**Flood Risk**

Part of the application site to the rear is in Flood Zone 3 as identified by the Huntingdonshire Strategic Flood Risk Assessment (2017), which means it has a high probability of flooding. However, the proposed first-floor extension does not fall within the flood zone and given the nature of the proposal, no additional flood information would be required in this instance. The proposal therefore accords with LP5.

**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 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.

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**CONTACT OFFICER:**

Enquiries about this report to **Robyn Kerrigan**