OFFICER REPORT

Case No: 25/00324/HHFUL Householder (Full)

Proposal: Proposed single storey rear extension.

Location: 6 Lomax Drive Brampton Huntingdon

Applicant: Mr Geoff Evans

Grid Ref: 520200 271372

DESCRIPTION OF SITE AND APPLICATION

This application relates to 6 Lomax Drive, a two-storey semi-detached dwelling in Brampton.
The proposal seeks to erect a single storey rear and side extension which will provide a link between the existing dwelling and store within the rear garden.

There are no relevant constraints for the site.

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

Supplementary Planning Documents - Subjected to Public Consultation proper to adoption by HDC
Landscape And Townscape Supplementary Planning Document 2022
Huntingdonshire Design Guide Supplementary Planning Document 2017

PLANNING HISTORY

No relevant planning history.

CONSULTATIONS

Brampton Parish Council recommend approval and comment materials to match the existing.

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

Design and Visual Amenity
With regard to design and character, the relevant national and local policies are Huntingdonshire's Local Plan to 2036 (LP 11 Design Context and LP 12 Design Implementation), Huntingdonshire Design Guide 2017, Huntingdonshire Landscape and Townscape Assessment 2022 and Chapter 12 of the NPPF December 2024.
The proposal wishes to introduce a built structure to the side and rear of the host dwelling of single storey with a mono pitched roof in materials to match. The bulk of the extension will sit to the rear of the main dwelling extending 2.05 metres but will run from boundary to boundary.

Officers consider that the scale, location and design of the single storey rear and side extension are complimentary to the host dwelling. The proposed scheme raises no significant concerns in terms of visual amenity and is in keeping and appropriate to the character and appearance of the area.

Therefore, the proposed scheme is considered to be acceptable with regard to design and visual amenity and accords with Policies LP11 and LP12 Huntingdonshire's Local Plan to 2036, Huntingdonshire Design Guide 2017, Huntingdonshire Landscape and Townscape Supplementary Planning Document 2022, and Chapter 12 of the NPPF December 2024 in this regard.

Impact on residential amenity
Regarding residential amenity, the relevant policy within the local plan to 2036 (LP 14 Amenity), applies which seeks to provide a high standard of amenity for all users and occupiers of the proposed development and maintained for users and occupiers of neighbouring land and buildings.

Officers have considered impacts on the residential amenity for neighbours at 8 Lomas Drive and 1 Pages Way in terms of overlooking, overshadowing and overbearingness of the proposal. By virtue of the scale, design, siting and nature of the proposed scheme, officers consider that there are no significant impacts in terms of the above.

Overall, the development is considered acceptable in terms of overshadowing, overlooking, overbearing impact, loss of privacy, loss of light and would not have a significant detrimental impact upon residential amenity of the neighbouring properties. The proposal is therefore considered to be in accordance with Policy LP14 of the Local Plan to 2036 and the NPPF (December 2024) in this regard.

CONCLUSION

Taking national and local planning policies into account and having regard for all relevant material considerations, it is, on balance, recommended that planning permission be granted for the development as proposed.

The proposed development is considered to be compliant with the relevant national, local planning policy as the proposal:
* would lead to suitable development within its operational site;
* would not have a harmful impact upon the character and appearance of the area; and
* would not have a significant detrimental impact on the residential amenity of neighbours.

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CONTACT OFFICER:
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