HUNTINGDONSHIRE DISTRICT COUNCIL

25/00321/HHFUL

OFFICER REPORT

Case No: **25/00321/HHFUL** **Householder (Full)**

Proposal: **Proposed single storey flat roof extension to the rear**

Location: **68 Mill Hill Road Eaton Ford St Neots**

Applicant: **Mr Jake Harwood**

Grid Ref: **517366 260283**

DESCRIPTION OF SITE AND APPLICATION

This application relates to 68 Mill Hill Road, a two-storey semi-detached dwelling located in a residential estate area of Eaton Ford. In terms of constraints the site sits in flood zone 1 and there are no other relevant constraints.

The application seeks to demolish an existing garage within the rear garden and erect a single storey flat roof extension to the rear of the main dwelling.

Officers note that Schedule 2 - Part 1 - Class A of the General Permitted Development Order (As Amended) 2015, allows for the enlargement, improvement or other alteration to a dwellinghouse. While this proposal would not be permitted under Class A initially as it exceeds the parameters set out in sub paragraph f, the parameters set out in sub paragraph g would allow this application to fall within permitted development with the consultation of neighbours and no objections. The neighbours have been consulted and no objections raised, therefore this proposal would fall within the permitted development parameters and forms the fallback position for this application.

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

St Neots Neighbourhood Plan 2014 - 2029
Policy A3 - Design

Supplementary Planning Guidance/Documents:

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

Huntingdonshire Landscape and Townscape Supplementary Planning Document 2022

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

PLANNING HISTORY

No relevant planning history.

CONSULTATIONS

St Neots Town Council Support the application commenting "In keeping with the locality. Fits in with local street scene"

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
The relevant policies within Huntingdonshire's local plan to 2036, relating to Design and Visual Amenity are LP 11 Design Context and LP 12 Design Implementation and Policy A3 Design of the St Neots Neighbourhood Plan 2014 - 2029.

The proposed scheme is for a single storey extension across the rear of the property of flat roof design with a central roof lantern and rear and side fenestration. The materials proposed for the walls and windows are to match that of the existing dwelling. The roof is proposed as EPDM flat roof membrane and doors aluminium.

The proposed scheme would be partially viewable from the road at a narrow angle, however at single storey and flat roof construction, the scale, design and materials are sympathetic and in keeping with the character and appearance of the immediate area.

Given the above, the proposed scale, design, and layout of the extension would not result in any significant harm to the character and appearance of the local area. Therefore, the proposal accords with Policies LP11 and LP12 of Huntingdonshire's Local Plan to 2036, Policy A3 of the St Neots Neighbourhood Plan 2014 - 2029, Huntingdonshire Design Guide 2017, and

Huntingdonshire Landscape and Townscape Supplementary Planning Document 2022 in this regard.

Impact on residential amenity

Regarding residential amenity, the relevant policy within the local plan to 2036 (LP 14 Amenity), applies.

No objections have been received from neighbouring occupiers and Officers have considered the extension impact in terms of overlooking, overbearing and overshadowing impacts on surrounding neighbouring sites.

The single-storey side extension is set off the boundary line with 70 Mill Hill Road by 20 cm which has a ground floor window that may be affected by overshadowing from the single storey extension. It is considered from plans of this design of dwelling that the ground floor window likely serves a dining room. The proposed extension would fail both the vertical and horizontal 45-degree tests by a small amount, and it is acknowledged that the proposal will impact on the level of daylight to these rooms for a short time. However, in any event, the window will be in shadow for the majority of the day due to its orientation North.

Officers also acknowledge that the proposal can be completed under Schedule 2 - Part 1 - Class A of the permitted development order with neighbour consultation and no objections. Therefore, it is considered that the impact on overshadowing would in this circumstance not be so substantial to warrant a refusal on that basis.

In terms of overbearing and overlooking the proposal raises no significant concerns due to the siting, scale and design of the proposal.

Given the above, the location, size, and design of the development is considered unlikely to give rise to any significant amenity impacts in terms of overlooking, overbearing, or overshadowing or other environmental impacts. The proposal is therefore compliant with Local Plan Policy LP14 of Huntingdonshire's Local Plan to 2036 in this regard.

CONCLUSION

Taking the above matters into consideration the proposed development is considered to be compliant with relevant national and local planning policies, in that it

- Is of an appropriate scale and design;
- It would not have a harmful impact upon the character and appearance of the area; and
- It would not have a significantly detrimental impact upon the amenity of the 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 **Andrea Dollard**