OFFICER REPORT

Case No: 25/00572/HHFUL Householder (Full)

Proposal: Front extension and replacement of bungalow roof to provide first floor accommodation.

Location: 15 Duloe Road Eaton Socon St Neots

Applicant: Mr Steve Orr

Grid Ref: 517035 260317

DESCRIPTION OF SITE AND APPLICATION

The property is a detached bungalow located in a residential area of Eaton Socon. There are a number of trees protected by a Tree Preservation Order to the front of the property. A Grade II Listed Building is to the east of the property, but is not visible from the application site.

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

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

The application is for front extensions and a replacement of the bungalow roof to provide first floor accommodation. It is noted that this is a reduced scheme from the previously approved permission in 2016 (16/02053/HHFUL).

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;
* 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
LP31: Trees, Woodland, Hedges and Hedgerows

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

St Neots Neighbourhood Plan 2014-2029 (2016)
* Policy A3 – Design

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

PLANNING HISTORY

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7701372FUL – Dwelling – permission granted 23.01.1978
1400163FUL - Replacement of bungalow roof to provide first floor accommodation and the erection of a two bay car port with first floor store/study – permission granted 15.04.2014
1401366FUL - Erection of two bay car port with first floor store/study – permission granted 29.09.2014
15/02201/S73 - Application for the variation of condition 6 of planning permission 1401366FUL to read: Roof lights on the rear elevation of the carport with first floor store / study shall be obscure glazed and openable with the start of the opening being minimum 1700 mm above floor level to negate overlooking – permission granted 22.01.2016
16/02053/HHFUL - Front extensions and replacement of bungalow roof to provide first floor accommodation – permission granted 30.11.2016

CONSULTATIONS

St Neots Town Council recommends approval. It is considered that the proposal improves the property with no negative impact on the wider landscape character of the area.

HDC Arboricultural Officer – no objections as long as the Tree Protection Plan and Method Statements are followed closely.

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
- Trees, Woodland, Hedges and Hedgerows

*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 front extensions and a replacement of the bungalow roof to provide first floor accommodation. The proposal includes two front extensions, of a front porch with gable projection and an extension towards the western side elevation, building upon the existing garage and workshop, with a similar front facing gable projection. This will project forward of the front elevation to match the porch projection, providing an open plan kitchen and family area to the

ground floor. The roof height of this extension will be increased to provide two bedrooms with ensuites to the first floor.

Materials are to match the existing garage to the front of the site. The property is set back within the application site, with large mature trees to the front, reducing the visibility of the property from the public highway. It is noted that there is no uniformity of materials or building form with both single and two storey dwellings, finished in a variety of finishes, including brick and pale render. It is noted that the property to the east is two stories, with the property to the west a bungalow.

In addition, it is noted that previously approved applications in 2014 and 2016 have approved larger schemes with first floor accommodation of 5 bedrooms provided across the full width of the property. This application reduces the first floor accommodation to two bedrooms limited to the footprint of the existing garage and workshop and small front projection.

Therefore, it is considered that the scale, bulk and design of the development complement 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) and Policy A3 of the St Neots Neighbourhood Plan 2014-2029 (2016) 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 property sits centrally, within a generous plot. The separation distance with the property to the west is approximately 5.2 metres, with the neighbouring property to the west positioned further forward within its plot. The proposed extensions would accord with the 45 degree rule as set out within the Huntingdonshire Design Guide Supplementary Planning Document (2017), which assesses the impact of overshadowing of a proposed extension. Therefore, due to the separation distance and position of the neighbouring properties to both the east and west, it is considered that there will be no significant detrimental impact on the residential amenity of neighbouring properties such to warrant a refusal of the application.

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 proposal removes the existing integrated garage and results in two projections beyond the front elevation of the dwelling, into the front drive, projecting by just over 2 metres. However, it is noted that the property is positioned centrally within a generous plot with a two bay car port erected as part of a previously approved application (1401366FUL). Therefore there will be no loss of off-street parking within the application site and is sufficient space is retained for cars to manoeuvre within the front drive.

Therefore, the proposal is considered acceptable in terms of its impact on parking provision and vehicle movement within the application site and therefore accords with Policy LP17 of Huntingdonshire's Local Plan to 2036 in this regard.

*Trees, Woodland, Hedges and Hedgerows

Policy LP31 of the Local Plan to 2036 states a proposal will only be supported where it seeks to conserve and enhance any existing tree, woodland, hedge or hedgerow of value that would be affected by the proposed development.

There are a number of mature trees protected by Tree Preservation Orders to the front of the property. An Arboricultural Impact Assessment and Tree Protection Plan/Method Statement have been submitted in support of the application. The Arboricultural Officer has been consulted on the proposal and has confirmed that the type of fencing suggested is appropriate and its location will prevent access and damage to the Root Protection Area. The mixing of chemicals, storage of materials and other damaging practises will be avoided by following the suggested measures. The Arboricultural Officer has requested a compliance condition be secured against the Decision to ensure that the works are undertaken in accordance with the Tree Protection Plan/Method Statement submitted.

Therefore, notwithstanding the required condition, the proposals are considered to accord with Policy LP31 of Huntingdonshire's Local Plan to 2036.

*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;
* Would not have a significantly detrimental impact upon trees, woodland, hedges and hedgerows.

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 **Olivia Manton**