HUNTINGDONSHIRE DISTRICT COUNCIL

25/00384/HHFUL

OFFICER REPORT

Case No: **25/00384/HHFUL** **Householder (Full)**

Proposal: **Erection of two storey side extension to dwelling, demolition of existing garage and garden room.**

Location: **13 Park Close Little Paxton St Neots**

Applicant: **Mr Kyle Batten**

Grid Ref: **518547 262418**

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DESCRIPTION OF SITE AND APPLICATION

The dwelling is a two storey semi-detached brick dwelling 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 a two storey side extension to dwelling, demolition of existing garage and garden room.

NATIONAL GUIDANCE

The National Planning Policy Framework (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, beautiful and safe places;
* conserving and enhancing the natural, built and historic environment.

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

No relevant recent history.

CONSULTATIONS

Parish Council: It was agreed that the planning application will have no detrimental impact on either the area or neighbouring properties.

REPRESENTATIONS

No objections received at time of determination.

ASSESSMENT

The main issues to consider in the determination of this application are:
- Design and Visual Amenity
- Residential amenity
- Highways and parking

*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 side extension with a small single storey canopy to the front to create additional kitchen space and utility space at ground floor and 3 larger bedrooms at first floor, with an office, large bathroom and en-suite. It is to be constructed of materials to match the existing main dwelling, helping the addition to blend in with the original property. The proposal has a pitched gable roof to match the host dwelling and is stepped down with a lower roofline to appear subservient to the host dwelling. This will not appear alien to the streetscene and will be sympathetic to the character of the area.

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 policies 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.

It is noted that the proposal will be 9.6m from the neighbour to the rear's boundary. This is closer than the good practice 10m to neighbouring gardens but it is in line with the existing rear elevation of the house, it is 0.4m less than good practice, and no neighbours have objected and therefore it is not felt to cause a significantly harmful degree of overshadowing or overlooking to warrant the applications refusal.

There are no side elevation windows proposed and the side elevation would not cause a harmful degree of overshadowing to the neighbours to the side. To the front there is significant separation to the neighbouring properties to not cause harm to their amenity.

Therefore, 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.

* Highways and parking
In this regard, the relevant policy within the local plan to 2036 (LP 17 Parking Provision and Vehicle Movement) seeks to incorporate appropriate space for vehicle movements, facilities and accessibility for service and emergency vehicles.

Although the garage is to be removed, there is sufficient off-road space for parking to the front of the property off the main road. It is considered that the proposal accords with Policy LP17 of Huntingdonshires 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 significantly harm highway safety

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 **Hannah Hodges**