HUNTINGDONSHIRE DISTRICT COUNCIL

25/00317/HHFUL

OFFICER REPORT

Case No: **25/00317/HHFUL** **Householder (Full)**

Proposal: **Single storey rear extension & alterations**

Location: **Hill Farm Cottage Church Road Grafham**

Applicant: **Mr & Mrs Damien Cuming**

Grid Ref: **514841 269301**

DESCRIPTION OF SITE AND APPLICATION

This application relates to Hill Farm Cottage, Church Road, Grafham a two-storey detached dwelling. The site is situated in flood zone 1 and there are no other relevant constraints.

This application seeks planning permission to erect a single storey rear extension of approximately 4.1 metres deep, 8.07 metres in width and 2.69 metres in height. The proposed extension will be of flat roof construction with a large roof lantern in materials to match the existing dwelling. A small section of boundary wall will also be increased in height adjacent to Church Road.

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 Local Plan to 2036 (Adopted 15/05/2019)

LP11: Design Context
LP12: Design Implementation
LP14: Amenity
LP31: Trees, Woodland, Hedges and Hedgerows

Supplementary Planning Documents (SPD) and Guidance:

Huntingdonshire Design Guide Supplementary Planning Document (2017):

3.1 Place Making Principles
3.7 Building Form

Huntingdonshire Landscape and Townscape SPD (2022)
Huntingdonshire Tree Guidance Note 3

The National Design Guide (2021)
C1 - Understand and relate well to the site, its local and wider context
C2- Value heritage, local history and culture
I1 - Respond to existing local character and identity
I2 - Well-designed, high quality and attractive
I3 - Create character and identity

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

RELEVANT PLANNING HISTORY

No relevant planning history.

CONSULTATIONS

Grafham Parish Council - No objection. It was noted that the extension would not be visible from the street.

Arboricultural Officer - no comments received.

REPRESENTATIONS

No representations have been received at the time of determination.

SUMMARY OF ISSUES

The main matters for consideration are:

- Design and Visual Amenity
- Residential Amenity
- Impact on Trees

* Design and Visual Amenity

Policy LP11 of the Local Plan states that a proposal will be supported where it is demonstrated that it responds positively to its context. Policy LP12 states that new development will be expected to be well designed and that a proposal will be supported where it can be demonstrated that it contributes positively to the area's character and identity and successfully integrates with adjoining buildings and landscape. This is also reflected in the Huntingdonshire Design Guide SPD and Section 12 of the National Planning Policy Framework (2024).

Officers have considered the development in terms of design and impact on the character and appearance of the immediate area. The proposal is a single storey rear extension in matching materials to the main dwelling. Whilst the extension could be viewed narrowly from the road, officers consider that the proposal is of an appropriate scale and design and have no concerns

regarding impact on the character and appearance of the area. The alterations to the boundary wall are also considered to be inkeeping with the existing boundary treatment.

Given the above, and subject to condition, it is considered that the proposal is acceptable and will not impact the character and appearance of the area and therefore accords with Policy LP11 and LP12 of Huntingdonshire's Local Plan to 2036, and the NPPF (December 2024) 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 proposed scheme is single storey and is not in such close proximity to neighbouring dwellings so as to cause concerns with regard to be overlooking, overbearing or overshadowing.

The proposed development is not considered to cause a significant impact on the amenities of the neighbouring properties. Therefore, considered to accord with Policy LP14 of the Huntingdonshire Local Plan to 2036 and the NPPF (December 2024).

*Impact on trees

In this regard, the relevant policy in the Local Plan to 2036 (LP 31 Trees, Woodland, Hedges and Hedgerows) seeks to conserve and enhance any existing tree, woodland, hedge, or hedgerow of value that would be affected by the proposed development.

It is noted that the proposed development will be adjacent to an existing conifer hedge and there is also a row of trees further to the west. The arboricultural officer was consulted, however no comments were received during the course of the application.

The application proposes the removal of a small section of conifer hedge behind an existing brick boundary wall to make way for the proposed extension. The remaining hedge adjacent to the site is unaffected by the proposals, as are the row of trees to the west. The conifer hedge is not considered to be of value and its loss is not considered to adversely affect the character and appearance of the area.

Overall, the development is considered acceptable in terms of impact on the current trees adjacent to and on the site and therefore accords with Policy LP31 of Huntingdonshire's Local Plan to 2036 in this regard.

CONCLUSION

The proposed development is considered to be compliant with the relevant national and local policy. In that it:

* is of an appropriate design;
* would not have a harmful impact upon the character and appearance of the area;
* would not have a significant impact on the amenity of trees in the area; and
* would not have a harmful impact on the residential amenity of neighbouring properties.

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 **Jennifer Wallis**