HUNTINGDONSHIRE DISTRICT COUNCIL

24/02356/HHFUL

OFFICER REPORT

Case No: **24/02356/HHFUL** **Householder (Full)**

Proposal: **Erection of single storey rear extension**

Location: **12 Gunnings Way Hemingford Grey Huntingdon**

Applicant: **James Rixon**

Grid Ref: **529294 270401**

DESCRIPTION OF SITE AND APPLICATION

The site is located on the north side Gunnings Way in Hemingford Grey and accommodates a detached bungalow of brick and tile with some render and weatherboarding detail at the front. It is accessed off the highway with hardstanding to the front of the property for parking. There is singlestorey garage/kitchen with a flat roof to one side of the bungalow, with a small gap to the neighbouring garage of a similar design. The front boundary is open plan with a lawned garden behind with a parking area in front of the garage.

To the south the site borders the highway, to the east and west there are neighbouring dwellings which are also bungalows. To the north the site borders neighbouring gardens, which back onto the application property.

This application seeks permission for the erection of a single-storey rear extension following the demolition of an existing small conservatory to the rear of the kitchen. The extension would measure 3.84 metres in width and would project 4.9 metres beyond the existing rear wall of the dwelling. The extension would incorporate a flat roof, measuring 2.51 metres to the eaves level. The extension would accommodate a proposed kitchen/dining room extension. It would be constructed of brick, and tiles to match the existing.

NATIONAL GUIDANCE

The National Planning Policy Framework (December 2024) sets out the three objectives - economic, social, and environmental - of the planning system to contribute to the achievement of sustainable development. It further states so that sustainable development is pursued in a positive way, at the heart of the Framework is a presumption in favour of sustainable development.

The NPPF also sets out the Government's planning policies for (amongst other things):
* Making effective use of land
* Achieving well-designed, beautiful, and safe places;

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
LP 17 Parking Provision and Vehicle Movement

Supplementary Planning Documents (SPD) and Guidance:

Huntingdonshire Design Guide Supplementary Planning Document (2017):
Place Making Principles - Parts 3.7 Building Form and 3.8 Building Detailing

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

RELEVANT PLANNING HISTORY

No relevant history

CONSULTATIONS

Hemingford Grey Parish Council - Support

REPRESENTATIONS

None received

SUMMARY OF ISSUES

The main issues to consider in the determination of this application are:

- Design and Visual Amenity
- Residential Amenity
- Parking provision and highway safety

*Design and Visual Amenity

Policies LP11 and LP12 of the Huntingdonshire Local Plan state, amongst other matters, that proposals will be supported where it is demonstrated that it responds positively to its context and has drawn inspiration from the key characteristics of its surroundings, including natural, historic and built environment, contributes positively to the character and identity of the area and successfully integrates with adjoining buildings, the routes and spaces between buildings, topography and landscape. The NPPF at Section 12 refers to design.

The proposal comprises the erection of a single-storey extension to the rear of the property and would not be visible from public viewpoints. Due to its design the extension would have a flat roof to match the flat roof garage in front of it. The proposed extension would thus reflect the character of the existing dwelling with materials to match.

Hemingford Grey Conservation Area abuts the rear garden boundary. However the application property comprises a fairly modern building and the limited scale of the development (which projects no further to rear than the existing rear wall of the bungalow) is not considered to affect the character or appearance of this heritage asset

As such, the proposal responds positively to its context or constraints, thereby being in accordance with policies LP11 and LP12 of the Huntingdonshire Local Plan. The proposal therefore complies with Policies LP11 and LP12 of the Huntingdonshire Local Plan.

*Residential Amenity

Policy LP14 of the Local Plan states that 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 proposal comprises the erection of an single-storey extension to the rear infilling a gap at the rear of the existing flat roof garage. To the east, the side wall of the proposed extension will be set off the boundary with the neighbouring detached bungalow by 792mm. There is one very thin floor to ceiling height in the elevation facing the neighbouring property but this is at ground floor level and could be screened by planting/fencing if necessary. The proposed extension will thus have limited impact on the neighbouring dwelling due to its size and orientation and set back from the shared boundary.

On this basis, the proposal would therefore not give rise to any increases in potential overlooking or overshadowing.

By reason of siting, scale, design and massing, the development would not result in harm to the occupiers of any neighbouring dwellings and is therefore in accordance with Policy LP14 of the Huntingdonshire Local Plan.

*Highway safety and parking provision

The proposal comprises the erection of an extension which would not include any additional bedrooms. There is adequate parking and turning to the front of the building to serve the enlarged dwelling. As such, the development is considered to accord with Policy LP17 of the Huntingdonshire Local Plan.

*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 on highway safety;

CONTACT OFFICER:
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