HUNTINGDONSHIRE DISTRICT COUNCIL

24/02053/HHFUL

OFFICER REPORT

Case No: **24/02053/HHFUL** **Householder (Full)**

Proposal: **Erection of one and a half storey side extension between garage and dwelling, erection of first floor extension over garage, installation of new dormer windows and velux to existing dwelling, and replacement of existing windows**

Location: **17A Bury Road Ramsey Huntingdon**

Applicant: **Mr Chris Wells**

Grid Ref: **528332** **284490**

DESCRIPTION OF SITE AND APPLICATION

The property, 17A Bury Road, is a one and a half storey detached dwelling located on a large plot that is set back from Ramsey Road. The site is located within Ramsey Conservation Area.

Planning permission is sought for the erection of a one and a half storey side extension between garage and dwelling, erection of first floor extension over garage, installation of new dormer windows and Velux to existing dwelling, and replacement of existing window. These elements are discussed in detail below and are available to view on the council's website.

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

NATIONAL GUIDANCE

The National Planning Policy Framework (19 December 2023) (NPPF 2023) sets out the three objectives - economic, social and environmental - of the planning system to contribute to the achievement of sustainable development. The NPPF 2023 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 2023 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.

Section 72 of the Planning (Listed Buildings and Conservation Areas) Act 1990, 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

LP34: Heritage Assets and their Settings
Supplementary Planning Documents/ Guidance

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

Ramsey Conservation Area Character Statement (2005)

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

PLANNING HISTORY

21/01951/HHFUL for Proposed extension and alterations to existing dwelling.,
PER dated 11.10.2021

CONSULTEES

Detailed consultee comments can be found on the Local Planning Authority (LPA) public access website. The consultations below have been summarised.

REPRESENTATIONS

Ramsay Town Council: Supports the application as the works proposed are within the current footprint and there are no neighbouring objections.

REPRESENTATIONS

No comments received at the time of determination.

SUMMARY OF ISSUES

When determining planning applications, it is necessary to establish what weight should be given to each plan's policies in order to come to a decision. The following legislation, government policy and guidance outline how this should be done.

As set out within the Planning and Compulsory Purchase Act 2004 (Section 38(6)) and the Town and Country Planning Act 1990 (Section 70(2)) in dealing with planning applications the Local Planning Authority shall have regard to have provisions of the development plan, so far as material to the application, and to any other material considerations. This is reiterated within paragraph 47 of the NPPF (2021). The development plan is defined in Section 38(3)(b) of the 2004 Act as "the development plan documents (taken as a whole) that have been adopted or approved in that area".

In Huntingdonshire the Development Plan consists of:
o Huntingdonshire's Local Plan to 2036 (2019)
o Cambridgeshire and Peterborough Minerals and Waste Local Plan (2021)
o St Neots Neighbourhood Plan (2016)
o Godmanchester Neighbourhood Plan (2017)
o Houghton and Wyton Neighbourhood Plan (2018)
o Huntingdon Neighbourhood Plan (2019)
o Bury Neighbourhood Plan (2021)
o Buckden Neighbourhood Plan (2021)
o Grafham and Ellington Neighbourhood Plan (2022)
o Great Gransden Neighbourhood Plan (2023)
o The Stukeleys Neighbourhood Plan (2023)
o Sawtry Neighbourhood Plan (2023)

The statutory term 'material considerations' has been broadly construed to include any consideration relevant in the circumstances which bears on the use or development of the land: Cala Homes (South) Ltd v Secretary of State for Communities and Local Government & Anor [2011] EWHC 97 (Admin); [2011] 1 P. & C.R. 22, per Lindblom J. Whilst accepting that the NPPF does not change the statutory status of the Development Plan, paragraph 2 confirms that it is a material consideration and significant weight is given to this in determining applications.

The main matters for consideration are:

The main issues to consider in the determination of this application are:
- Design and visual amenity
- The impacts upon the character and appearance of the Conservation Area
- Residential amenity

* 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 current dwelling on site is constructed in red brick and tile and is a one and a half storey building with first floor dormers and a hipped roof and gable projection to the front. A single storey garage / store runs alongside the northern side of the dwelling. There is a significant 34-metre set back of the dwelling from Bury Road. There are a number of trees to the front of the site which provide a level of screening particularly during summer months.

The proposal comprises the following elements:

A one and a half storey pitched-roof two-storey side extension on the northern side of the dwelling which would link the dwelling to the current garage / store and provide a pitched roof first floor over the outbuilding facing the highway. A lean-to single storey element on the northern side would be demolished to allow for the extension, as would the roof of the existing side outbuilding. The element proposed over the outbuilding has full-length glazing with Velux windows on the northern, western and southern facing pitched roofs and first floor windows on the western, southern and eastern elevations. Materials on this element include composite timber effect black cladding, standing seam red zinc cladding (façade and roof) and facing brickwork to closely match that found on the existing dwelling and outbuilding.

New dormers are proposed on the western (rear) elevation as well as a repositioned front and back doors. The windows throughout the dwelling are all shown to be in the same place but replace with windows featuring fewer glazing bars. The submitted application form notes the materials to the windows would change from timber to uPVC in anthracite grey, in various woodgrain effects.

The proposed extension is to the side of the property and is of a subservient scale to the host dwelling, with a ridge height that is significantly stepped down from that of the existing, although it is acknowledged that the scale and use of black cladding and full length glazing materials found on the proposed extension would contrast with the prevailing character of the area which is a mixture of brick and render with traditional windows with glazing bars. However, given there is a variance in scale and style of dwellings in the public realm and that the proposal is set back from the public highway with some tree screening to the front and that otherwise the proposed materials are mostly match those on the host dwelling, it is considered that on balance the proposal is acceptable and would not cause suck a detriment to the street scene that would warrant a refusal of the application on visual amenity alone.

Therefore, overall, it is considered that the scale, bulk and design of the development is acceptable and would not significantly harm the general character of the area. The development is therefore compliant with LP11 and LP12 of Huntingdonshire's Local Plan to 2036.

*Character and Appearance of the Conservation Area

The proposal falls within the Ramsey Conservation Area, but is not located within the setting of any designated listed buildings.

Section 72 of the Planning (LBCA) Act 1990 states that special attention shall be paid to the desirability of preserving or enhancing the character or appearance of a Conservation Area.

Paras 189 - 202 of the NPPF provide advice on proposals affecting heritage assets and how to consider different levels of harm. Para. 194 states 'Any harm to, or loss of, the significance of a designated heritage asset (from its alteration or destruction, or from development within its setting), should require clear and convincing justification'. Local Plan policy LP34 align with the statutory provisions and NPPF advice.

The Ramsey Conservation Area Character Assessment notes that Bury Road is comprised of a wide range of styles with the general impression of the area being open with greenness, with this section of Bury Road historically constructed as substantial villas for the middle classes with a variety of scales and materials to create visual interest.

Given the proposal would not significantly detract from the spacious character of the street due to the use of an existing footprint of a garage / store and would maintain the historic characteristic of this section of Bury Road in terms of preserving the deep front garden space, two storey heights and spacious plot, it is considered that overall, the scale, bulk and design of the development would not harm the general character of the wider conservation area. The development is therefore compliant with LP11, LP12 and LP34 of Huntingdonshire's Local Plan to 2036 as well as the National Planning Policy Framework and Section 72 of the Planning (LBCA) Act 1990.

*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. A site visit was carried out by the case officer during the consultation period of the application.

The proposal is sited to the northern side of the existing dwelling which faces No.17 Bury Road. However, No.17 sits further forward in its plot and is separated from proposal via a single storey garage outbuilding. While the proposed northern elevation features two Velux rooflights on its northern side elevation serving the master bedroom, these windows are over 2 metres from first floor level and so no undue overlooking impacts are anticipated to occur from this element. Additionally, given the siting of the proposal which abuts a single storey garage and the orientation of the neighbour, it is considered that no part of the proposals intersect the 45 degree guidance criteria set out within The Huntingdonshire Design Guide 2017 section 3.7 (Building Form) to cause any significant concerns regarding loss of light, sense of enclosure or loss of privacy, should the proposal benefit from planning permission.

The dwelling on site is located at a similar set back from the highway to the dwelling to the south (No.19 Bury Road). Although first floor windows are proposed to the first floor southern side elevation of the proposed extension facing this neighbour, these windows would be over 20 metres from the side elevation of No.19 and therefore would not cause significant undue overlooking to this neighbour should the application be approved.

It is also noted that no objections have been received from neighbouring occupiers regarding overlooking, overbearing, loss of daylight or development which would create unacceptable impacts such as noise, vibration, odour, emissions and dust.

Overall therefore, it is considered that a good standard of amenity would be provided for all users of the development and maintained for neighbours. The development is considered acceptable in terms of overshadowing, overlooking, overbearing impact, loss of privacy, loss of light and would not have a significant detrimental impact upon residential amenity. The proposal is therefore considered to be in accordance with Policy LP14 of the Local Plan to 2036 and paragraph 135(f) of the NPPF (2023).

There are no other material planning considerations which have a significant bearing on the determination of this application.

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 and would not have a harmful impact upon the character and appearance of the area;
*Would not have a harmful impact upon designated heritage assets and
* Would not have a significantly detrimental impact upon the amenity of 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.

If you would like a translation of this document, a large text version or an audio version, please contact us on 01480 388424 and we will try to accommodate your needs.

CONTACT OFFICER:
Enquiries about this report to **Marie Roseaman**