OFFICER REPORT

Case No: 24/02303/HHFUL Householder (Full)

Proposal: Proposed single storey rear extension with internal alterations.

Location: 21A Green End Road St Neots PE19 1SE

Applicant: Ms Lynette Knott

Grid Ref: 519199 260396

DESCRIPTION OF SITE AND APPLICATION

This application relates to 21A Green End Road, a two-storey detached dwelling in St Neots.

In terms of constraints the site sits within flood zone 1 and within the St Neots Conservation area. The proposal seeks to erect a single storey rear extension and complete internal alterations.

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's Local Plan to 2036 (Adopted 15th May 2019)

LP 11 Design Context
LP 12 Design Implementation
LP 14 Amenity
LP 31 Trees, Woodland, Hedges and Hedgerows
LP34 Impact on Heritage Assets and their settings

St Neots Neighbourhood Plan 2014 - 2029

Policy A3 Design

Supplementary Planning Documents - Subjected to Public Consultation proper to adoption by HDC
Landscape And Townscape Supplementary Planning Document 2022
Cambridgeshire Flood and Water Supplementary Planning Document 2017
Huntingdonshire Design Guide Supplementary Planning Document 2017

PLANNING HISTORY

No relevant planning history.

CONSULTATIONS

St Neots Town Council support the proposal.

REPRESENTATIONS

No representations have been received at the time of determination.

SUMMARY OF ISSUES

The key issues to be considered are as follows: -
Design and Visual Amenity and Impact on Heritage Assets
Residential Amenity
Impact on Trees

Design and Visual Amenity and Impact on Heritage Assets
Concerning design and visual amenities, the relevant policies within the local plan to 2036 (LP 11 Design Context and LP 12 Design Implementation), Policy A3 Design of St Neots Neighbourhood Plan 2014 - 2029 and Huntingdonshire Landscape and Townscape Supplementary Planning Document 2022 apply.

With regard to impact on Heritage Assets and Conservation areas, the relevant policy within the local plan to 2036 (LP34 Heritage assets and their settings).

21A Green End Road is within the St Neots Conservation Area.

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.

Section 66 of the Planning (LBCA) Act 1990 states that in considering whether to grant planning permission for development which affects a listed building or its setting, the local planning authority shall have special regard to the desirability of preserving the building or its setting or any features of special architectural or historic interest which it possesses.

Para. 212 of the NPPF set out that 'When considering the impact of a proposed development on the significance of a designated heritage asset, great weight should be given to the asset's conservation (and the more important the asset, the greater the weight should be). This is irrespective of whether any potential harm amounts to substantial harm, total loss or less than substantial harm to its significance. Para. 213 states that '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 aligns with the statutory provisions and NPPF advice.

By virtue of its scale, design and siting the proposal is considered to be acceptable in terms of its design and scale and will have a neutral impact on the character and appearance of the St Neots Conservation Area.

Overall, taking the above factors into consideration, and subject to conditions, the proposed development is considered to be acceptable with regard to design and visual amenity and would not have a significantly detrimental impact upon or the character or appearance of the St Neots Conservation Area. It therefore accords with ss 72 of the Planning (LBCA) Act 1990), Policy A3 Design of St Neots Neighbourhood Plan 2014 - 2029 and Policies LP11, LP12 and LP34 of Huntingdonshire's Local Plan to 2036 in this regard.

Residential Amenity

Regarding residential amenity, the relevant policy within the local plan to 2036 (LP 14 Amenity), applies.

No objections have been received from neighbouring occupiers.

Officers have considered the impact on neighbouring properties in terms of Overlooking, Overbearing and Overshadowing. By virtue of the proposals scale, design and location, Officers have no concerns that any significant impacts on residential amenity will likely result from the development.

The development is therefore considered to be acceptable in terms of overshadowing, overlooking, loss of privacy, loss of light and would not have a significant impact upon residential amenity, it therefore accords with Policy LP14 of Huntingdonshire's Local Plan to 2036 in this regard.

Impact on Trees

In this regard, the relevant policy with 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.

The application site is a well-maintained garden predominately laid to lawn, with small trees planted to the rear boundary of the site. It is not considered the extension would adversely impact on these rear trees due to the separation distance, the small projection of the extension, and that the trees are located in planting beds separate from the main rear lawn area. There is also a mature conifer trees in the neighbouring garden to side of the existing house to the north east of the proposed extension. It is considered that the relationship of the small rear single storey extension would not adversely affect this conifer, and this non-native conifer tree in the neighbouring rear garden does not provide high amenity value to the surrounding Conservation area.

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

CONCLUSION

Given the above, the proposed development is considered to be compliant with relevant national and local planning policies, in that it:

* Is of an appropriate scale and design;
* Would not have a significantly detrimental impact upon the amenity of neighbours;
* Would not have a significantly detrimental impact on trees; and
* Would not have a harmful impact upon the character and appearance of the St Neots Conservation Area.

Taking the above matters into consideration, 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 **Andrea Dollard**