OFFICER REPORT

Case No: 25/00580/HHFUL **Householder (Full)**

Proposal: **Erection of two storey extension to rear, single storey infill extension between the house and garage and partial conversion of garage into utility room.**

Location: **58 Bramley Drive Offord Darcy St Neots**

Applicant: **Mr and Mrs Jonny Archer**

Grid Ref: **521987 266184**

DESCRIPTION OF SITE AND APPLICATION

58 Bramley Drive is a two-storey detached dwellinghouse located in a residential area in a residential area of Offord Darcy.

This application seeks permission for the erection of a two-storey rear extension, a single storey infill extension between the house and the garage and the partial conversion of the existing garage into a utility room.

The proposed two-storey rear extension would measure a depth of 4.05m, a width of 5.84m with an eaves height of 5.2m and a maximum ridge height of 7.09m. The proposal would be of a gable-end design and would be constructed of matching facing brick, concrete roof tiles and uPVC windows to the existing property. It would accommodate a kitchen/diner at ground floor and a bedroom and en-suite above. The proposed infill extension would measure a total height of 3.57m and be constructed of matching materials. It would provide a porch to the property whilst also linking the dwelling and the proposed utility room which will be formed through the partial conversion of the garage.

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

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.

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

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 Strategic Flood Risk Assessment (2024)

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

There is no relevant planning history.

CONSULTATIONS

Offord Cluny and Offord Darcy Parish Council - No objections to the proposal and therefore recommend approval.

REPRESENTATIONS

No third party representations were received during the course of the application.

SUMMARY OF ISSUES

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

- Design and Visual Amenity
- Residential Amenity

* 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).

This application seeks approval for the erection of a two-storey rear extension, a single storey infill extension between the main dwellinghouse and the garage and the partial conversion of the existing garage into a utility room at No. 58 Bramley Drive, Offord Darcy.

The proposed two-storey rear extension is considered to be of an acceptable scale as the eaves and ridge height would match those of the existing dwellinghouse and the proposal would have a reduced width to that of the existing property. The proposed extension would be of a gable-end design that would reflect the main dwellinghouse and neighbouring properties and would be constructed using matching materials to the existing property. It is worth noting that the proposed two storey extension would be situated to the rear of the property and would not be visible from any public vantage points along Bramley Drive.

With regard to the proposed infill extension, given its small scale, matching design and finishing materials and discreet location, it is considered to be acceptable from a visual amenity perspective and would not result in any harm to the character and appearance of the existing property, streetscene or surrounding area. Furthermore, as the partial conversion of the existing garage would result in the retention of the existing garage door, this element of the proposal would not result in any visual alteration to the property.

Overall, taking the above factors into consideration the proposed development is considered to be acceptable with regard to design and visual amenity and would not have a detrimental impact upon the character or appearance of the area. The proposal is therefore deemed to be in accordance with Policies LP11 and LP12 of Huntingdonshire's Local Plan to 2036 and Section 12 of the National Planning Policy Framework (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 closest neighbouring residential properties that are likely to be impacted upon as a result of the proposed development are Nos. 56 and 60 Bramley Drive and No. 15 Graveley Road.

The proposed two-storey extension is not considered to result in any significantly detrimental overbearing, overshadowing or loss of light impacts on the neighbouring properties of Nos. 56 and 60 Bramley Drive as it would be approximately 3.2m from the closest shared boundary (with No. 60) with the roof sloping away from the boundaries. Although the dwellings are staggered with the host dwelling being set back from No. 60, the distance of the proposed extension from the boundary is considered to limit any impact. Furthermore, the proposed two-storey rear extension is not considered to result in any overlooking impacts on either neighbouring property on Bramley Drive as no first-floor side elevation windows are proposed.

With regard to No. 15 Graveley Road, the proposed extension would be approximately 7.1m from the shared boundary and approximately 25.3m to the closest point of the neighbouring property. Given the distance to the shared boundary, the Local Planning Authority are satisfied that the proposal would not result in any detrimental overbearing, overshadowing or loss of light impacts on the neighbouring properties private amenity space.

While it is recognised that there would be some overlooking impacts on the neighbouring properties private rear amenity space, given the existing rear elevation includes first-floor windows serving habitable rooms, the impacts are not considered to be severe enough to warrant refusal of planning permission. Furthermore, the separation distance to the neighbouring properties rearmost

elevation (25.3m) would be in accordance with minimum distance recommended in the Huntingdonshire Design Guide SPD (21m).

It is also worth noting that given the minor scale, the proposed infill extension would not result in any impacts on any neighbouring property.

Overall, taking these factors into account the development is considered acceptable in terms of overshadowing, overbearing impact, overlooking, loss of privacy, loss of light and would not have a significant impact upon residential amenity and therefore accords with Policy LP14 of Huntingdonshire's Local Plan to 2036 and Section 12 of the National Planning Policy Framework (2024) in this regard.

*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.

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**