OFFICER REPORT

Case No: 25/01024/HHFUL Householder (Full)

Proposal: Erection of single-storey rear and side extension

Location: 50 Chapel Street Yaxley Peterborough

Applicant: Mr Iain Caville

Grid Ref: 518085 292165

DESCRIPTION OF SITE AND APPLICATION

The application site at 50 Chapel Street is occupied by a single storey detached bungalow located within Yaxley. The site falls within Flood Zone 1 of the Environment Agency's Flood Map for Planning, and there are a number of trees which are afforded protection by a blanket Tree Preservation Order (TPO) to the north of the site.

This application seeks permission for the erection of a single storey rear and side extension.

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) 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
LP31: Trees, Woodland, Hedges and Hedgerows

Neighbourhood Plan and relevant policies where applicable

Huntingdonshire Design Guide Supplementary Planning Document (2017):

* Place Making Principles parts 3.7 Building Form and 3.8 Building Detailing

Huntingdonshire Landscape and Townscape Supplementary Planning Document (2022)

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

RELEVANT PLANNING HISTORY

1100189TREE - Felling and removal of T6 Lime and crown thinning and lifting of T7 Sycamore (Consent)

1201552TREE - Felling and removal of one Sycamore tree (Consent)

1401118TREE - Works to trees (Consent)

1401198FUL - Demolition of garage and erection of new dwelling (Refused)

20/00394/TREE - TPO L/TPO/17/006 - all of the six Lime trees are reduced by 5 metres overall, the epicormic growth to be cleared to 6 metres and removal of any dead or diseased branches (Consent)

22/01321/TREE - The work to be carried out involves annual pruning of 6 Lime trees in the rear garden of 50 Chapel Street. The works will involve the removal of epicormic up to existing canopy level The work is intended to be carried out by the occupant of the property on an annual basis for up to 5 years The reason for annual pruning is to remove unwanted growth around the lower sections of the tree trunks, thereby controlling excessive growth which will require extensive pruning / pollarding if left to grow out of control. (Consent)

CONSULTATIONS

Yaxley Parish Council - Supports the application, states that it is in keeping with the area, is of nice design and makes good use of available space.

HDC Arboricultural Officer - No objection following submission of additional information, further comments in subsequent sections of this report.

Cadent Gas - No objection, informative note required.

REPRESENTATIONS

None received at the time of determination.

SUMMARY OF ISSUES

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

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

*Design and Visual Amenity

The application site at 50 Chapel Street is occupied by a single storey detached bungalow located within a residential area in Yaxley. The application seeks permission for the erection of a single storey rear and side extension.

When considering the form of proposed side extension, the extension is considered to be minor in scale and acts subservient to the host dwelling. The proposed extension measures approximately 7.5 metres in width, and extends from the rear of the dwellinghouse by 3.8 metres. The extension consists of a pitched roof, set down lower than that of the existing dwelling, maintaining the hierarchy of the built form, with a maximum height of approximately 4 metres, and eaves at 2.3 metres. The extension is to be integrated within the application site by the proposed use of materials which match the host dwelling. Additionally, due to the location of the extension, there is limited visibility of the extension from the public realm and will therefore not have a detrimental impact upon the character or appearance of the street scene. As such, the proposed rear extension is acceptable in this regard and would not result in harm to the character or appearance of the wider area.

Considering the rear extension, this is also minor in scale and by virtue of its design acts subservient to the host dwelling. The rear extension is to measure approximately 5.5 metres in width, and 4.5 metres in length. The rear extension also consists of a pitched roof, set down lower than that of the host dwelling, with a maximum height of approximately 4 metres, and eaves at 2.7 metres. Its integration is also supported by the proposed use of materials to match existing. The extension is considered to be acceptable with regard to its design, and when considering the set back nature of the dwelling, alongside the location of the proposed extension, it is not considered there will be any detrimental visual impacts or harm to the character of the application site and surrounding area.

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 significantly detrimental impact upon the character or appearance of the area. It therefore accords with Policies LP11 and LP12 of Huntingdonshire's Local Plan to 2036 in this regard.

*Residential Amenity

Given the scale and location of the proposed single storey side extension, alongside having regard to the separation between adjacent properties, it is not considered that there would be any unacceptable material impacts in terms of overbearing or loss of light, nor would there be any issues relating to overlooking or loss of privacy in this regard.

In assessing the relationship between the proposed rear extension and the adjacent property at 50a Chapel Lane, it is considered that the development would not result in any unacceptable harm to residential amenity. The extension is positioned adjacent to the side elevation of No. 50a and remains below the ridge height of the host dwelling, thereby avoiding any significant overbearing impact or loss of light. To add, the absence of first-floor windows on the side elevation of No. 50a ensures that no loss of privacy would occur. As the rear elevation of the extension does not project beyond that of No. 50a, it is also concluded that there would be no adverse impact on privacy from rear-facing views.

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 HDC's Local Plan to 2036 in this regard.

*Impact on Trees

It is noted that there is a number of large, mature trees within the application site and surrounding area which contributes largely to the green character of the surrounding area. As such, they have been afforded protection by a TPO, covering a large section of private amenity space within the application site. As such, HDC's Arboricultural Officer has been consulted, with their comments available to view in full on HDC's Public Access Site and are summarised below.

As such, HDC's Arboricultural Officer has been consulted and whilst it is demonstrated that whilst the proposed works are not likely to directly impact the protected trees, there was initially a lack of information provided to show any protection of the root protection areas. A detailed Tree Protection Plan and Method Statement has since been provided as a result of the Arboricultural Officer's initial comments, which provides sufficient information to ensure that the retained trees within the vicinity of the proposals will have their rooting environment protected during the works. The Arboricultural Officer notes that the submitted site map as part of the Tree Protection Plan shows an Ash tree removed, making the protection around the remaining trees acceptable and will be secured by condition.

Therefore, having regard to the above assessment and the detailed comments from HDC's Arboricultural Officer, the development is considered to be acceptable with regard to its impact on trees and therefore accords with Policy LP31 of the Local Plan to 2036.

*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;
* Is acceptable with regard to impact on trees.

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:
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