OFFICER REPORT

Case No: 24/02379/HHFUL Householder (Full)

Proposal: Erection of rear and side extensions to dwelling.

Location: 22 Shakespeare Road St Ives PE27 6TR

Applicant: Mr & Mrs Jarvis

Grid Ref: 530658 272779

DESCRIPTION OF SITE AND APPLICATION

The application site at 22 Shakespeare Road is occupied by a two-storey detached dwellinghouse located within a residential area in St Ives. There are no constraints relative to the site.

This application seeks permission for erection of rear and side extensions to the dwelling.

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

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

88/01341/FUL - Extension to dwelling (Permission)

CONSULTATIONS

St Ives Town Council - Support the application.

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

* Design and Visual Amenity

The application seeks permission for the erection of a rear and side extension. When considering the proposed dimensions of the rear extension to the existing dwelling, it is minor in scale and would measure approximately 1.8 metres in length and 4.3 metres in width. It has a lean-to roof with a maximum ridge height of 3.4 metres with eaves at 2.5 metres. The location of the extension to the rear of the dwelling would have a neutral impact on the character and appearance of the area, and this is further supported by the integration of the extension within the application site by the proposed use of materials to match existing.

The proposed side extension is located to the south elevation of the dwelling, and is a second-storey extension which extends partly over the existing flat roofed garage. The extension is also minor in scale when considering the proposed dimensions of the existing dwelling, measuring 1.7 metres in width and expanding the length of the dwelling at 5.8 metres. The side extension is to also use materials which match existing, therefore respecting the character and appearance of the dwelling and having a neutral impact on the wider area. It is worth noting however that whilst the side extension is not set back from the front elevation of the dwelling, the application site itself is set back from the street. This therefore helps to maintain the hierarchy of the built form and limits the harm on the street scene. This is further supported by the proposed ridge height of the roof being set lower than that of the existing dwelling. It is also acknowledged that whilst the proposed roof is a gabled design and is not consistent to the area, there is a variety in the type of housing and roof types in the surrounding area, which therefore results in the proposal having less than substantial harm to the surrounding area. An email from the agent has also confirmed that the label of a proposed rooflight on the side extension was left on the plan in error, and will not be included in the development.

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 single storey extension to the rear of the dwelling, alongside having regard to the proximity and separation to the adjacent dwellings, it is not considered that there would be any unacceptable material impacts in terms of overbearing impacts or loss of light, nor would there be any issues regarding overlooking or loss of privacy. Additionally, the second-floor side extension would not cause any unacceptable material impacts in terms of loss of privacy or overbearing due to the separation between the adjacent dwelling.

It is therefore considered that the proposal would not have a significant impact on residential amenity and therefore accords with Policy LP14 of Huntingdonshire District Council's Local Plan to 2036 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 **Josh France**