OFFICER REPORT

Case No: 24/01822/HHFUL **Householder (Full)**

Proposal: **Demolition of existing conservatory and construction of single storey rear extension.**

Location: **9 Bath Crescent Wyton On The Hill Huntingdon**

Applicant: **Miss Rachael Lawtey**

Grid Ref: **528941 273786**

DESCRIPTION OF SITE AND APPLICATION

The application site at 9 Bath Crescent is occupied by a two-storey semi-detached dwellinghouse located within a residential area in Wyton on the Hill. There are no constraints relative to the site.

This application seeks permission for the demolition of the existing conservatory and construction of single storey rear extension.

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

NATIONAL GUIDANCE

The National Planning Policy Framework (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.

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

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

RELEVANT PLANNING HISTORY

24/01599/HHFUL - Partial demolition of the front porch and erection of a single storey extension for an accessible shower room (Approved).

CONSULTATIONS

Wyton-on-the-Hill Parish Council - None received at the time of determination

Cambridgeshire County Council Rights of Way - None received at the time of determination

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 demolition of the existing conservatory and the construction of a single storey rear extension. The proposed extension would measure approximately 4.5 metres in width and 4.4 metres in depth. It has a relatively shallow pitched roof, measuring a maximum ridge height of approximately 3.5 metres with eaves at 2.3 metres. When considering the proposed dimensions compared to the form of the existing dwelling and conservatory, the extension is minor in scale, and therefore it is considered that the addition would have a neutral impact on the wider area. Its integration is further supported by the proposed use of materials to match the existing dwelling, replacing the conservatory structure. Therefore, both design and materials would respect the character and appearance of both the existing dwelling and the street scene.

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 extension to the rear of the dwelling and 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 or loss of light, nor would there be any issues regarding loss of privacy or overlooking.

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 in this regard.

*Other Matters

Cambridgeshire County Council's Right of Way Team were consulted given that this development is within proximity of the nearby public right of way. No representation has been given at the time of determination, but having conducted a site visit it is determined that the development proposes no harm to the existing public right of way, therefore is considered acceptable 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.

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 **Josh France**