OFFICER REPORT

Case No: 25/00535/HHFUL **Householder (Full)**

Proposal: **Proposed front and rear single storey extension, amendments to existing elevations and internal amendments, demolition of existing garage and erection of a garden shed.**

Location: **36 Parkhall Road Somersham Huntingdon**

Applicant: **Ms Elaine Camwell**

Grid Ref: **536191 278379**

DESCRIPTION OF SITE AND APPLICATION

The site comprises of a detached bungalow located on Parkhall Road in Somersham. There are no constraints relevant to the site.

The application seeks planning permission for a proposed front and rear single storey extension, amendments to existing elevations and internal amendments, demolition of existing garage and erection of a garden shed.

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;
* achieving well-designed places;
* conserving and enhancing the natural environment;
* conserving and enhancing the historic environment.

Planning Practice Guidance and the National Design Guide 2019 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

Huntingdonshire Design Guide Supplementary Planning Document (2017):
* Place Making Principles - Part 3.7 Building Form

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

RELEVANT PLANNING HISTORY

None.

CONSULTATIONS

Somersham Parish Council support the application. The proposal is in keeping with the existing street scene.

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
- Parking

Design and Visual Amenity

Policy LP 11 of the adopted Local Plan to 2036 states that a proposal will be supported where it is demonstrated that it responds positively to its context and has drawn inspiration from the key characteristics of its surroundings and has regard for the guidance contained within the Design SPD (2017).

Parkhall Road hosts dwellings of varying styles, sizes and designs. There is no uniformity within the street scene. The application site is a detached bungalow of brick and tile construction with render to the front and rear elevations. The bungalow is set back from the road frontage and has a small front garden area with a hard standing driveway and a detached garage sited to the north-west.

The application seeks planning permission for a proposed front and rear single storey extension, amendments to existing elevations and internal amendments, demolition of existing garage and erection of a garden shed. The proposed front porch extension would not protrude further forwards than the existing projection and would have a flat roof with an overall height of approx. 2.630 metres. The proposed single storey rear extension would create addition living/kitchen/dining space and would project approx. 7.088 metres from the rear of the dwelling. The extension would have a shallow pitched roof design and would sit lower than the existing roof, creating a level of subservience. Two rooflights would be inserted into the northern roof slope and southern roof slope. The proposed materials would be a mixture of white render, brickwork and concrete interlocking tiles, all to match the existing host dwelling.

The proposal also includes the demolition of the existing garage which is currently not fit for purpose, and the erection of a timber shed with a felt roof. The shed would be sited to the rear north-west of the site and would have an overall height of approx. 2.850 metres.

The proposals and materials would be in keeping with the character and appearance of the host dwelling and the surrounding area.

The proposal by virtue of its siting, scale, size and design would not cause any detrimental impact to the character and appearance of the host dwelling or the surrounding area.

Overall, it is considered the proposed development is acceptable with regard to design and visual amenity and therefore accords with Policies LP11 and LP12 of Huntingdonshire's Local Plan to 2036.

Residential Amenity

Policy LP14 states that 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 in terms of light, outlook, privacy and noise.

In terms of neighbouring amenity, the proposals would single-storey in nature. The proposed rear extension would sit in from the boundary between the site and neighbouring site to the north, No38 by approx. 2.510 metres and the pitched roof would slope away from the boundary, with no proposed windows offering views to windows serving habitable rooms or private amenity space. The proposed roof height does not exceed the 25 degree angle, when measured from the neighbouring windows and so would not unacceptably impact on the sunlight levels of theses side windows facing the application site. The proposed shed would be sited to the rear of the site and would be of an acceptable scale and design and would not cause any detrimental impact to neighbouring sites. It is therefore not considered that the proposals would cause significant detrimental harm to this neighbouring site.

Neighbouring site to the south is No34 and given the distance and nature of the proposals, there would be no detrimental harm to this neighbouring site.

Overall, 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.

Parking

It is noted that the existing garage would be demolished. This garage is currently not in use as a garage and there would remain ample off-road parking to serve the dwelling.

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 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 **Robyn Kerrigan**