HUNTINGDONSHIRE DISTRICT COUNCIL

25/00755/HHFUL

OFFICER REPORT

Case No: **25/00755/HHFUL** **Householder (Full)**

Proposal: **Demolition of outbuilding, erection of single storey rear extension, installation of external brickwork skin and associated works**

Location: **47 Beauchamp Close Eaton Socon St Neots**

Applicant: **Mr D Barton**

Grid Ref: **516615 259213**

DESCRIPTION OF SITE AND APPLICATION

The dwelling is a two storey semi-detached dwelling finished in concrete board cladding. It is located within a residential area of Eaton Socon.

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

The site is situated in flood zone 1 and there are no designated heritage assets in the vicinity.

The application is for the demolition of an outbuilding, erection of a single storey rear extension, and installation of external brickwork skin and associated works

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 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

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

St Neots Neighbourhood Plan 2014-2029 (2016)
* Policy A3 – Design

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

PLANNING HISTORY

None

CONSULTATIONS

St Neots Town Council recommends approval. It is considered that the proposal is in keeping with the locality and has a minimum impact on neighbours.

REPRESENTATIONS

No objections received at 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

Policies LP11 and LP12 of the Huntingdonshire Local Plan to 2036 state that developments should respond positively to their context, draw inspiration from the key characteristics of its surroundings and contribute positively to the area's character and identity.

The proposal is for the demolition of an outbuilding, erection of a single storey rear extension, and installation of external brickwork skin and associated works. It is noted that the proposed single storey rear extension is in the same position as the current outbuilding but is deeper across the rear elevation of the dwelling. It will be adjacent to the adjoining neighbour's rear outbuilding, with a flat roof and flat rooflight, with limited visibility from the public highway. The external brickwork will be facing red bricks and as such will match the adjoining property to the west.

Therefore, it is considered that the scale, bulk and design of the development complement the host building and would not harm the general character of the area. The proposal, therefore, accords with LP11 and LP12 of Huntingdonshire's Local Plan to 2036 (2019) and Policy A3 of the St Neots Neighbourhood Plan 2014-2029 (2016) 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 proposed rear extension replaces an existing structure and is adjacent to the adjoining neighbour's rear outbuilding. It is slightly higher than the existing outbuilding but will match the structure to the rear of the adjoining property to west. As such, it is considered that there will be no significant detrimental impact upon the residential amenity of the neighbouring property to the west to warrant a refusal of the application.

Therefore, overall, the development is considered acceptable in terms of overshadowing, overlooking, loss of privacy, loss of light and would not have a significant impact upon residential amenity. The proposal, therefore, accords with LP14 of Huntingdonshire's Local Plan to 2036 (2019) 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:
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