HUNTINGDONSHIRE DISTRICT COUNCIL

24/02030/HHFUL

OFFICER REPORT

Case No: **24/02030/HHFUL** **Householder (Full)**

Proposal: **Proposed rear single storey extension and replacement of existing flat roof.**

Location: **2 Milton Avenue Eaton Ford St Neots**

Applicant: **Mr Graham Wood**

Grid Ref: **517753 260581**

DESCRIPTION OF SITE AND APPLICATION

This application relates to 2 Milton Avenue, a detached bungalow in a residential estate in Eaton Ford. The site sits within flood zone 1.

The proposal seeks to erect a rear single storey extension and replacement of existing flat roof.

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) paragraph 8 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 also sets out the Government's planning policies for (amongst other things):
* making effective use of land
* achieving well-designed, beautiful, and safe places;
* conserving and enhancing the natural 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)

LP 11 Design Context
LP 12 Design Implementation
LP 14 Amenity

St Neots Neighbourhood Plan 2014 - 2029
Policy A3 - Design

Supplementary Planning Documents - Subjected to Public Consultation proper to adoption by HDC

Landscape And Townscape Supplementary Planning Document 2022
Cambridgeshire Flood and Water Supplementary Planning Document 2017
Huntingdonshire Design Guide Supplementary Planning Document 2017

PLANNING HISTORY

24/01486/HHFUL - Proposed single storey extension to the side / rear and replace existing flat roofs with pitched roofs - Refused - 11.10.2024

CONSULTATIONS

St Neots Town Council support the application making the following comments "Fits in with the local street scene"

REPRESENTATIONS

No Representations have been received at the time of determination.

SUMMARY OF ISSUES

The key issues to be considered are as follows: -
Design and Visual Amenity
Residential Amenity
Other Matters

Design and Visual Amenity
With regard to design and character, the relevant national and local policies are Huntingdonshire's Local Plan to 2036 (LP 11 Design Context and LP 12 Design Implementation), Policy A3 (Design) of St Neots Neighbourhood Plan 2014-2029, Huntingdonshire Design Guide 2017, Huntingdonshire Landscape and Townscape Assessment 2022 and Chapter 12 of the NPPF December 2024.

Paragraph 139 of the NPPF December 2024 states that development that is not well designed should be refused, especially where it fails to reflect local design policies and government guidance on design.

Policy LP11 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 Huntingdonshire Design Guide SPD (2017).

LP 12 states that proposals will be supported where it can be demonstrated that it contributes to the areas character and identity and successfully integrates with adjoining buildings, routes and spaces between buildings.

Chapter 2 of Huntingdonshire Landscape and Townscape Supplementary Planning Document 2022 - Understanding Character, seeks development proposals should demonstrate how the proposal responds positively to its context and has drawn inspiration from the key characteristics of its surroundings, including natural, historic, and built environment, to help create distinctive, high quality and well-designed places.

The proposal seeks to erect a single storey rear extension to a depth of approximately 3.95 metres which will infill between the currently existing sunroom and shower room. The main dwelling is dual pitched with the ridge running east to west, the newly formed rear extension and existing sunroom extension will form a hipped roof with the ridge line running North to South joining the existing pitched roof. The proposal includes changing the existing flat roofs to the front porch and rear

shower room projections to hipped roofs. The materials proposed for the walls and windows are to match the existing, the existing roof tiles proposed are Redland Mini Stonewold - Tudor Brown roof tiles or the equivalent, Marley Edgemere - Smooth Brown roof Tile or Sandtoft Calderdale Edge - Brown roof Tiles, all of which are acceptable.

Officers consider that the rear extension and changes to the existing roof designs and proposed materials are sympathetic to the host dwelling and would have no adverse visual impact on the surrounding locality. Materials and plans will be secured by condition.

Given the above, the proposed scale, design, and layout of the extensions would not result in any significant harm to the character and appearance of the local area. Therefore, the proposal accords with Policies LP11 and LP12 of Huntingdonshire's Local Plan to 2036, Policy A3 of the St Neots Neighbourhood Plan 2014 - 2029, Huntingdonshire Design Guide 2017, and Huntingdonshire Landscape and Townscape Supplementary Planning Document 2022 in this regard.

Impact on residential amenity

Regarding residential amenity, the relevant policy within the local plan to 2036 (LP 14 Amenity), applies.

No objections have been received from neighbouring occupiers.

Officers have considered the proposal in terms of overlooking, overbearing and overshadowing. Due to the nature and scale of the proposal, it is considered that it is unlikely to cause significant impact on neighbour amenity.

In terms of other environmental impacts on the neighbouring properties such as noise, officers have no significant concerns due to the scale and design of the proposal in relation to the neighbouring properties.

Given the location, size, and design of the development, it is considered that the proposal is unlikely to give rise to any significant amenity impacts in terms of overlooking, overbearing, or overshadowing or other environmental impacts. The proposal is therefore considered to be in accordance with Policy LP14 of the Local Plan to 2036 and paragraph 135 of the NPPF (2024).

CONCLUSION

Taking the above matters into consideration the proposed development is considered to be compliant with relevant national and local planning policies, in that it

- Is of an appropriate scale and design;
- It would not have a harmful impact upon the character and appearance of the area; and
- It would not have a significantly detrimental impact upon the amenity of the 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 **Andrea Dollard**