OFFICER REPORT

Case No: 25/00437/HHFUL Householder (Full)

Proposal: Single storey rear extension & two storey side extensions

Location: 8 Oak Drive Brampton Huntingdon

Applicant: Mr & Mrs A Springthorpe

Grid Ref: 520159 271478

DESCRIPTION OF SITE AND APPLICATION

The site comprises of a two-storey semi-detached dwellinghouse located on the southern side of Oak Drive, Brampton within the built-up area. There are no constraints relevant to the site.

The application seeks planning permission for a single storey rear extension and two storey side extension.

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

22/00533/HHFUL - Single storey rear extension and two storey side extension - Permission

CONSULTATIONS

Brampton Parish Council recommend approval – providing that the new materials match the existing as closely as possible. It was also commented that it was a nice design.

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

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).

Oak Drive hosts a number of dwellings of varying size, styles and designs. The application site, No8 Oak Drive, consists of a two-storey detached dwellinghouse of brick and tile construction with off white render with an attached garage. The front of the site has a part hardstanding and part gravel driveway.

The application seeks permission for a single-storey rear extension and a two-storey side extension. The proposed two-storey side extension would be visible from within the street scene. The ridge would be set lower than the ridge of the existing dwelling which would help the extension appear subservient to the host dwelling. The single-storey rear extension would sit entirely to the rear and would not be visible from the street scene. A single storey rear extension and two storey side extension were previously approved under reference number 22/00533/HHFUL. It is noted that the main difference between the previously approved application and this application is the proposed length of the single-storey rear extension. This application would see the single storey rear extension increase in length by approx. 2.670 metres. The depth of the extension would remain the same at approx. 3 metres. The proposed materials would match the existing host dwelling. It is therefore considered that the proposed development is considered acceptable with regards to design and visual amenity and would not have a significantly detrimental impact on the character and appearance of the host dwelling or 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, there is a first-floor window in the side elevation of No10 Oak Drive facing towards to proposed side extension. However, it appears to be a small window not serving a habitable room. The proposed first floor window to the rear elevation would not offer any additional overlooking to No10 due to the positioning of the properties. Given the scale and siting of the proposed two storey side extension, and the fact it would not extend beyond the existing rear elevation, it would not result in a significant overbearing or overshadowing impact upon the neighbouring property No10 Oak Drive.

No6 Oak Drive is the adjoining neighbouring property. Given the size, scale and projection of the single-storey rear extension, and the fact there would be no windows offering views to habitable rooms or private amenity space, it is not considered that the proposal would result in any significant or unacceptable impacts upon the residential amenity of 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

Whilst the proposal would see the loss of the garage due to its conversion, there would remain off-road parking for at least two vehicles and this would be considered acceptable.

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 any unacceptable detrimental impacts upon the residential 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**