OFFICER REPORT

Case No: **25/00322/HHFUL** **Householder (Full)**

Proposal: **Erection of replacement front porch.**

Location: **1 Mereside Drove Ramsey Mereside Huntingdon**

Applicant: **Mr And Mrs Brackley**

Grid Ref: **528881 288765**

DESCRIPTION OF SITE AND APPLICATION

The application site at 1 Mereside Drove is occupied by a two-storey detached dwellinghouse located to the south east of Ramsey Mereside. The site falls within Flood Zone 3 of the Environment Agency's Flood Map for Planning.

This application seeks permission for the erection of a replacement front porch.

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;
* 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)

LP5: Flood Risk
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

Huntingdonshire Landscape and Townscape Supplementary Planning Document (2022)

Huntingdonshire Strategic Flood Risk Assessment (2024)

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

RELEVANT PLANNING HISTORY

8601210FUL - Demolition of dwelling and erection of 3 dwellings and access, 138 Oilmills Road, Ramsey Mereside (Permission)

9400293OUT - Erection of dwelling Land rear of 138, Oilmills Road, Ramsey Mereside. (Permission)

9700939OUT - Renewal of permission ref: 94/0293 for the erection of a dwelling Land to rear of 138 Oilmills Road Ramsey Mereside (Permission)

99/01395/REM - Approval of siting, design, layout, external appearance, landscaping & means of access for erection of a dwelling (Details Approved)

CONSULTATIONS

Ramsey Town Council - No response 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
- Flood Risk

*Design and Visual Amenity

The application site at 1 Mereside Drove is occupied by a two-storey detached dwelling located on to the south east of the village of Ramsey Mereside. The application seeks permission for the replacement of the existing front porch. The proposed front porch would measure approximately 2.9 metres in width and 2.2 metres in depth. The porch includes a lean-to roof design measuring a maximum ridge height of 3.6 metres with eaves at approximately 2.3 metres. Considering the proposed dimensions to the existing dwelling, the front porch is minor in scale, therefore it is considered that the addition would have a neutral impact on the wider area. It must be noted that guidance in Huntingdonshire District Council's (HDC) Design Guide (2017) states extensions to the front of the property should be avoided as building out from the front creates an unbalanced façade and disrupts the line of the street. However, taking the wider context of the street into account, this would not be the case for this application. The proposed front porch is integrated within the street scene, as the layout of the existing and surrounding detached dwellings are not 'flat fronted', with numerous examples of front porches in the vicinity. Its integration is also supported by the use of

roof materials to match existing. A condition will be attached to ensure that the external walls match that of the existing dwelling. As such, subject to condition, in terms of design and materials used, the proposed front porch is considered acceptable in this instance and will not have a detrimental impact on the character or appearance of the surrounding area.

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 of the front porch and having regard to the adjacent dwellings, it is not considered that there would be any unacceptable material impacts in terms of loss of privacy or overlooking, nor would there be any overbearing or loss of light impact.

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 HDC's Local Plan to 2036 in this regard.

*Flood Risk

The application site lies in Flood Zone 3, as thus is liable to flood. It is noted that as the proposal would be considered 'minor development' as per the NPPF (2024), it is therefore not subject to Sequential or Exception Tests. The NPPF however does state that a Site-Specific Flood Risk Assessment should accompany applications for development within Flood Zone 3, which whilst in this case has not been provided, a flood tick sheet has been submitted. This details the mitigation measures that will be used to limit the risk of flooding, which are considered acceptable for the type and scale of the development and shall be secured by condition. Officers have also taken into consideration the scale of the development and it is considered that this would not result in significant issues in terms of surface water or altering flood risk when taking into account the surrounding area.

Therefore, taking the above into account the development is considered to be acceptable with regard to its approach to flooding and will not (given its scale and use) result in an increased risk of flooding in the locality. It therefore accords with Policy LP5 of the Local Plan to 2036.

*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;
* Would not have a harmful impact upon flood risk in the area.

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 **Josh France**