HUNTINGDONSHIRE DISTRICT COUNCIL

25/00559/HHFUL

OFFICER REPORT

Case No: **25/00559/HHFUL** **Householder (Full)**

Proposal: **Erection of single storey extension to the front/side of dwelling.**

Location: **96 Longsands Road St Neots PE19 1TW**

Applicant: **Mr and Mrs Andy Wells**

Grid Ref: **519790 261061**

DESCRIPTION OF SITE AND APPLICATION

The property is a semi-detached two storey brick house with white boarded cladding to the front elevation. A detached garage and an off-street parking space for one car is provided at the rear of the property. It is located within a residential area of St Neots.

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

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

The application is for the erection of a single storey front and side extension.

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 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

93/01356/FUL - Rebuilding and realignment of boundary wall – permission granted 10.12.1993

CONSULTATIONS

St Neots Town Council recommends approval. It is considered that the proposal is in keeping with the locality and will have no negative impact on the wider landscape character of the area.

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 proposed works are for the erection of single storey front and side extension, providing a front porch and wc. The extension will project by 1.46 metres from the front elevation and 1.3 metres from the side elevation, with a tiled roof. Materials are to match the main existing dwelling, helping the addition to blend in with the original property. It is noted that neighbouring properties have constructed a similar front porch and therefore the front projection is accepted and not considered to be out of character within the local area. The dwelling sits on at the end of the section of street, at the junction with Eagle Court. As such the application site is wider than others and lends itself to a small side extension.

Therefore, it is considered that the scale, bulk and design of the development compliment 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) 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 single storey front and side extension is small in scale and faces onto the Longsands Road and Eagle Court. Therefore, due to the location of the dwelling and the position of the proposal it is considered that there will be no significant detrimental impact upon the residential amenity of neighbouring properties.

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 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 **Olivia Manton**