OFFICER REPORT

Case No: 25/00502/HHFUL **Householder (Full)**

Proposal: Single storey rear extension and associated internal alterations including part garage conversion

Location: 22 Masefield Avenue Eaton Ford St Neots

Applicant: Mr & Mrs Pullen

Grid Ref: 517440 260652

DESCRIPTION OF SITE AND APPLICATION

22 Masefield Avenue is a two-storey detached dwellinghouse located in a residential area in Eaton Ford, St Neots. The property is located within the boundary for the St Neots Neighbourhood Plan.

This application seeks permission for the erection of a single storey rear extension, part conversion of the existing garage and various internal alterations, including the addition of a first floor side elevation window to serve a new en-suite. The proposed single storey rear extension would measure a depth of 3m, a width of 8m with an eaves height of 2.6m and a ridge height of 3.6m. The proposal would be constructed using facing brickwork, concrete roof tiles and white uPVC windows and doors. The extension will provide an enlarged kitchen/family room and the partial garage conversion would provide a utility room.

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

NATIONAL GUIDANCE

The National Planning Policy Framework (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)

LP11: Design Context
LP12: Design Implementation
LP14: Amenity

St Neots Neighbourhood Plan 2014-2029 (Adopted 24th February 2016)

Policy A3: Design

Huntingdonshire Design Guide Supplementary Planning Document (2017)

3.1 Place Making Principles
3.7 Building Form

Huntingdonshire Landscape and Townscape SPD (2022)

Huntingdonshire Strategic Flood Risk Assessment (2024)

The National Design Guide (2021)

C1 - Understand and relate well to the site, its local and wider context
C2- Value heritage, local history and culture
I1 - Respond to existing local character and identity
I2 - Well-designed, high quality and attractive
I3 - Create character and identity

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

RELEVANT PLANNING HISTORY

There is no relevant planning history.

CONSULTATIONS

St Neots Town Council - Support the application. Will have no negative impact on the wider landscape character of the area. Makes efficient use of the site.

REPRESENTATIONS

No third party representations were received during the course of the application.

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 LP11 of the Local Plan states that a proposal will be supported where it is demonstrated that it responds positively to its context. Policy LP12 states that new development will be expected to be well designed and that a proposal will be supported where it can be demonstrated that it contributes positively to the area's character and identity and successfully integrates with adjoining buildings and landscape. This is also reflected in the Huntingdonshire Design Guide SPD and Section 12 of the National Planning Policy Framework (2024).

This application seeks approval for the erection of a single storey rear extension and part conversion of the existing double garage to form a utility room at No. 22 Masefield Avenue, Eaton Ford. The proposed single storey rear extension would measure a depth of 3m, a width of 8m with an eaves height of 2.6m and a ridge height of 3.6m and would 'square off' the existing rear projection. The proposal would be constructed using facing brickwork, concrete roof tiles and white uPVC windows and doors. The proposed development also involves the installation of a first-floor east side elevation window to serve an en-suite.

The proposed rear extension is considered to be a subservient addition to the main dwellinghouse by virtue of its single-storey scale. The proposal would be constructed of a lean-to design that would reflect the existing gable dwellinghouse and properties within the streetscene of Masefield Avenue. Furthermore, the proposed extension would be constructed using matching materials to those used in the construction of the main dwellinghouse. It is also worth noting that the proposed extension would be situated to the rear of the property and would be not visible from any public vantage points due to existing boundary treatments.

As a result of the proposed garage conversion, an existing garage door would be replaced with a window and facing brick. The proposed window and facing brick would match those in style and appearance to the main dwellinghouse and therefore are considered to be acceptable from a design perspective.

Overall, 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, Policy A3 of the St Neots Neighbourhood Plan 2014-2029 and Section 12 of the National Planning Policy Framework (2024) 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 closest neighbouring residential properties that are likely to be impacted upon as a result of the proposed development are Nos. 20 and 24 Masefield Avenue and No. 1 Keats Court.

The proposed extension is not considered to result in any detrimental overbearing, overshadowing, overlooking or loss of light impacts on any neighbouring property as it would be single-storey in height and would be adjacent to an existing single-storey rear element that extends to the shared boundary with No. 20 with no increase to its rear projection. No windows are proposed on the side elevation of the extension and No. 24 Masefield Avenue has a similar rear extension with the proposal not extending beyond this. Furthermore, the proposal would be approximately 12m to the shared boundary with No. 1 Keats Court and is well screened by existing boundary treatment.

The proposal also involves the installation of a first-floor, east side elevation window that would serve an en-suite. Given the proposed window would be obscurely glazed, the Local Planning Authority do not consider it to result in detrimental overlooking impacts. A condition would be imposed on any planning permission granted to secure this.

Finally the proposed insertion of a window in the frontage to accommodate the garage conversion is also not considered to result in any detrimental overlooking impacts.

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

Huntingdonshire's Local Plan to 2036 and Section 12 of the National Planning Policy Framework (2024) 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.

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 **Jennifer Wallis**