OFFICER REPORT

Case No: 24/02055/HHFUL **Householder (Full)**

Proposal: **Demolition of existing conservatory and replacement with single storey flat roof extension**

Location: **18 Ware Lane Wyton Huntingdon**

Applicant: **Mrs Lynn Whiteley**

Grid Ref: **528005 272495**

DESCRIPTION OF SITE AND APPLICATION

The application site at 18 Ware Lane is occupied by a two-storey detached dwellinghouse located within a residential area in Wyton. The application site falls within Flood Zone 3 on the Environment Agency's Flood Map for Planning. There is a Tree Protection Order (TPO) (004/68) at the entrance of the site.

This application seeks permission for the demolition of the existing conservatory and replacement with a single storey flat roof 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;
* 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
LP15: Surface Water
LP31: Trees, Woodland, Hedges and Hedgerows

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

Houghton and Wyton Neighbourhood Plan (2018)

Huntingdonshire Strategic Flood Risk Assessment (2017)

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

RELEVANT PLANNING HISTORY

0503225FUL - Extension to dwelling (Permission)

CONSULTATIONS

Houghton and Wyton Parish Council - Recommend approval.

HDC Arboricultural Officer (informal consultation) - Recommends Tree Protection Plan if TPO group at the front of the property (004/68) includes a protected Elm Tree.

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
- Impact on Trees

* Design and Visual Amenity

The application seeks permission for the demolition of an existing conservatory to the rear of the dwelling and the replacement with a single storey flat roof extension. The proposed extension would measure 8.6 metres in width and 4 metres in depth and is located on the opposite side of where the existing conservatory is located, to the rear of the dwelling. The flat roof measures 3 metres in height and expands from the extension to cover the full width of the dwelling, creating an additional sheltered outdoor living space adjacent to the proposed extension. The integration of the extension is supported by materials to match the existing dwelling, with the use of brick and timber cladding, replacing the conservatory structure. When considering the proposed dimensions compared to the form of the existing dwelling, the extension is minor in scale, and therefore it is considered that the addition would have a neutral impact on the wider area. Therefore, both the design and materials would respect the character and appearance of the existing dwelling and wider 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 and location of the extension to the rear of the dwelling and having regard to the proximity and separation to the adjacent dwellings, it is not considered that there would be any unacceptable material impacts in terms of overbearing or loss of light, nor would there be any issues regarding loss of privacy or overlooking.

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 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, and in this case the application is accompanied by the Environment Agency's Flood Tick Sheet, and flood mitigation measures are shown on plans "Proposed Elevations". These detail the resilience and protection measures which will be implemented, which are considered acceptable and shall be secured by a condition. It is not considered that that the scale of development would result in significant issues in terms of surface water or altering flood risk when taking into account the surrounding area.

Therefore, subject to condition 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 Policies LP5 and LP15 of the Local Plan to 2036.

*Impact on Trees

There are no trees that will be directly impacted by this application. However, with a blanket Tree Protection Order (004/68) (TPO) at the entrance to the property which may be impacted by the movement of materials in and out of the application site, HDC's Arboricultural Officer was informally consulted, and stated that the group G2 of TPO 004/68 which are afforded protection at the entrance of the application site is for Elm trees only. As such, from their advice, a Tree Protection Plan (TPP) would be required only if any of the trees at the entrance to the application site were one of the TPO Elm trees. After discussing with the planning agent involved with the application, they confirmed that no Elm trees are located at the front of the property.

Therefore, it is determined that no pre-commencement condition for a TPP is required in this case, and having regard to the advice of specialists the development is considered to be acceptable with regard to its impact on trees and therefore accords with Policy LP31 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;
* Would not have a detrimental impact on protected trees 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**