OFFICER REPORT

Case No: 25/00815/HHFUL **Householder (Full)**

Proposal: **Erection of ground floor extension to dwelling, first floor balcony and roof alteration to extend bedroom.**

Location: **Shire Lodge Warboys Road Bury**

Applicant: **Ms Vanessa Lavender**

Grid Ref: **528939 283352**

DESCRIPTION OF SITE AND APPLICATION

The site comprises of a detached chalet bungalow located on Warboys Road in Bury. The site sits adjacent to, but not within, the Ramsey Conservation Area. There are no other constraints relevant to the site.

The application seeks planning permission for the erection of ground floor extension to dwelling, first floor balcony and roof alteration to extend bedroom.

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

LP 34: Heritage Assets and their settings

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

7800836FUL – EXTENSION TO DWELLING – Permission

86/01330/FUL – Extension to dwelling – Permission

0906486PDE - Installation of velux window – Not Required

CONSULTATIONS

Ramsey Town Council were consulted, but no comments were 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
- Impact on the Conservation Area

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).

The application site is a detached chalet bungalow located on Warboys Road in Bury, and sits on a large plot raised up from the main road level. The site has a gated access from Warboys Road with a gravelled driveway and parking to the front of the site with a detached garage sited to the north-east of the site.

The application seeks permission for the erection of a ground floor extension, first floor balcony and roof alteration to extend a bedroom.

The proposed single-storey side extension to the southern elevation would accommodate a kitchen and breakfast room. This element would be subordinate in scale and massing, with a mansard-style roof form that integrates well with the existing roofscape. The mansard roof is designed to accommodate a first-floor balcony, accessed via new doors replacing an existing dormer window to the master bedroom. The balcony area would be recessed within the roof form and enclosed by the mansard structure and glass balustrading, thereby reducing its visual prominence and limiting potential overlooking or amenity impacts.

To the northern elevation, the proposal seeks to replace the existing hipped roof with a gable-end design. This alteration would align with the existing ridge height and incorporate materials consistent with the dwelling, including a rendered base and horizontal timber cladding to the upper gable, matching treatments on the east and west elevations. A new window is proposed within the upper gable to serve a bedroom, which would face open fields to the north.

A pitched-roof dormer is also proposed to the east-facing roof slope, which would serve a shower room. This dormer would be modest in scale, finished with concrete tiles and mortared verges to match the existing roof detailing. The window to this dormer would be obscure glazed.

The proposals and alterations by virtue of their siting, scale, size, design and materials would be in keeping with the character and appearance of the host dwelling and 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.

With regards to residential amenity, the application site is a detached dwelling situated within a large plot, with no immediate or adjoining neighbouring properties. All elements of the proposed development are set well back from the site boundaries, and the nearest residential property — Fourwinds — is located on the opposite side of Warboys Road to the west.

Given the separation distance between the application site and any neighbouring dwellings, the presence of established boundary treatments, and the overall scale and design of the proposed works, it is not considered that the development would result in any adverse impacts in terms of overlooking, loss of light, overbearing impact, or loss of privacy.

The development is therefore considered acceptable 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.

Impact on Heritage Assets

The 1990 Act gives local planning authorities a general duty to preserve Listed Buildings and to preserve or enhance the character or appearance of Conservation Areas (s.66 and s.72 Planning (Listed Buildings and Conservation Areas) Act 1990). The National Planning Policy Framework December 2024 states that Local planning authorities need to take account of the desirability of sustaining and enhancing the significance of heritage assets (Para 203). The NPPF 2024 also states that great weight should be given to the conservation of a heritage asset.

The application site is adjacent to, but not within, the Ramsey Conservation Area which is located to the west of the site. The proposals would be considered modest in scale and design, with materials used that match those of the existing dwelling. Therefore, the proposals would not result in harm to the significance of the Ramsey Conservation Area.

It is therefore considered that the proposal accords with the Planning (Listed Buildings and Conservation Areas) Act 1990, NPPF and Local Plan Policy LP34.

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;
* Would not have a harmful impact on designated heritage assets.

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**