OFFICER REPORT

Case No: 24/02280/HHFUL Householder (Full)

Proposal: Single storey porch and side extension and changes to the render and fenestration

Location: 114 Huntingdon Road Upwood Huntingdon

Applicant: Mr Tasker

Grid Ref: 525928 282087

DESCRIPTION OF SITE AND APPLICATION

The application site is occupied by a detached bungalow located on Huntingdon Road in Upwood. The site is not in the Conservation Area; however, a Grade II Listed windmill is located in the rear garden. The site is in Flood Zone 1.

The application seeks planning permission for a single storey porch and side extension and changes to the render and fenestration.

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

88/01213/FUL - Extension to bungalow and replacement garage – Permission

1002080FUL – New roof structure to windmill – Permission

1100095LBC - New roof structure to windmill, replacement of floors and door - Consent

CONSULTATIONS

Upwood and the Raveleys Parish Council have no objections.

HDC's Conservation Officer – Support the application. The proposed works will not harm the significance of the listed windmill in the rear garden of this property.

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 Heritage Assets

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 single storey detached bungalow located on Huntingdon Road in Upwood. Huntingdon Road hosts development of varying scale, design and material finish and is not considered to be uniform it its appearance.

The proposed porch extension and side extensions would be single-storey and would create additional living space. The proposed porch would measure approx. 2.037 metres in depth and 2.567 metres in width. It would have a pitched roof design with a ridge height of approx. 3.186 metres and 2 metres to the eaves.

The two infill extensions to the north and south elevations would be flat roof extensions. The extension to the north would have a rooflight and a window and the extension to the south would have a door and window. There are a number of changes proposed to the fenestration, including changing the existing material to render, these changes which would be considered acceptable and would not have a detrimental impact to the character and appearance of the dwelling or the surrounding area.

The proposed materials would be render, tiles, waterproof membrane and UPVC and aluminium windows and doors. The colour of render has not yet been decided and therefore this will be secured by condition.

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 neighbour amenity, the proposed infill extensions would be single-storey and would not offer any additional views to neighbouring sites than what is already present. The extensions would be minor in scale with flat roofs. Given the siting, scale and design of the proposals, it is not considered that there would be any detrimental harm to neighbouring sites.

Overall, 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.

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 2023 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 2023 also states that great weight should be given to the conservation of a heritage asset.

The application site does not sit within the Conservation Area. A Grade II Listed Windmill is sited within the rear garden of the application site and sits approx. 15 metres from the rear of the dwelling. Given the close proximity of the Windmill, HDC's Conservation Team were consulted on the application and raise no objections. The proposed works would be minor in scale and design and would not harm the significance of the Grade II Listed Windmill.

The proposal therefore complies with Policy LP34 of the Local Plan and Section 16 of the National Planning Policy Framework 2023.

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:
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