OFFICER REPORT

Case No: 24/02204/HHFUL Householder (Full)

Proposal: First floor extension over existing garage and associated works

Location: 7 Quaker Close Kings Ripton Huntingdon

Applicant: Mr Nigel Fawkes

Grid Ref: 526111 276472

DESCRIPTION OF SITE AND APPLICATION

7 Quaker Close is a detached dwellinghouse located at the end of a cul-de-sac in Kings Ripton. There are no relevant constraints attached to the site.

The application seeks planning permission for a first-floor extension over existing garage and associated works.

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

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

1100162FUL - Garage to be rebuilt with extension to front, infill of front porch and new dormer window to rear – Permission

1300324NMA - Amendment to Planning Permission 1100162FUL to increase the size of dormer window – Consent

17/00614/HHFUL - 2 storey extension over garage - Permission

CONSULTATIONS

Kings Ripton Parish Council have been consulted on the application but no comments were received at the time of determination.

REPRESENTATIONS

One comment has been received in objection from neighbouring site No5 Quakers Close:

- Writing to object in principle as I don't believe there has been due process with regard to contacting myself about this application. My tenant and management company have not been approached and no formal letter has been sent to my address. I have only found out very recently and was told by one of the village residents. As such I am unconvinced that we have had time to submit our thoughts.
- Our property has been subject to severe subsidence, underpinning and other structural work and I'd like some very clear reassurances about any building works impact on this going forward. It's also unclear whether this application is as wide ranging as the previous application that concerns we raised on.
- I'd like my concerns noted and addressed please particularly in respect of subsidence impact and wall/foundations proximity.

Officer comment:
Comments are noted, however, this application is a re-submission of a previously approved application under reference 17/00614/HHFUL. Officer consider that this revised scheme is of a more appropriate scale and design and would not cause any detrimental impact to No5 Quakers Close. Issues raised with regards to subsidence, underpinning and other structural work are not considered as these are not material planning considerations.
Separate processes under the Party Wall Act 1996 may apply, which is a matter between adjoining land owners and is separate to the planning process.

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 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).

Quakers Close hosts 8 dwellings of similar style. Materials in the immediate are consist of brickwork and tiles with evidence of cladding and render of varying colours.

This application seeks planning permission for a first-floor extension over the existing garage to create a master bedroom with an en-suite and two flat roof dormer windows, one to the front and one to the rear. The roof would be a pitched roof and would match the existing roofline. The proposed materials would be brickwork, interlocking concrete pantiles, white UPVC double glazed windows, and grey three ply or single ply membrane for the flat roof dormers all to match the existing dwelling. The existing cladding to the front elevation of the dwelling would be replaced with UPVC or cement fibre horizontal cladding.

The proposal by virtue of its siting, scale, size and design would not cause any detrimental impact to the character and appearance of the host dwelling or 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.

In terms of neighbouring amenity, the proposal would sit approx. 1.410 metres from neighbouring site No5 Quakers Close to the North. The addition of two dormer windows would not offer views to windows serving habitable rooms or private amenity space and there are no proposed windows in the side elevation facing this neighbour. It is acknowledged that there would be additional height on the boundary, however, the 45 degree rule would not be breached and there would be no detrimental impact to this neighbour with regards to loss of light. Therefore, it is not considered that the proposals would result in any unacceptable harm to neighbouring sites with regard to overbearing impact, overlooking, loss of light of loss of privacy.

The proposal is therefore in accordance with Policy LP14 of the Local Plan to 2036.

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.

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 **Robyn Kerrigan**