HUNTINGDONSHIRE DISTRICT COUNCIL

25/01007/HHFUL

OFFICER REPORT

Case No: **25/01007/HHFUL** **Householder (Full)**

Proposal: **Proposed single storey extensions and detached garage**

Location: **Hill Farm Raveley Road Woodwalton**

Applicant: **Mr & Mrs Lane**

Grid Ref: **521773 280290**

DESCRIPTION OF SITE AND APPLICATION

The application site is Hill Farm, a two-storey detached dwellinghouse located on Raveley Road in Woodwalton. There are no constraints relevant to the site.

The application seeks planning permission for proposed single storey extensions and a detached garage.

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

None relevant.

CONSULTATIONS

Woodwalton Parish 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
- Parking

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 two-storey detached dwellinghouse located at Hill Farm on Raveley Road in Woodwalton. The existing two-storey dwelling is of white painted brickwork with a natural slate roof and black UPVC windows. The site sits on a generous plot with a gravel driveway to the front and a timber structure to the north of the site.

This application is for proposed single storey extensions and a detached garage.

There are two single-storey extensions proposed. The proposed extension to the front would replace existing lean-to structures to create an entrance hall and downstairs bathroom. The extension would protrude from the front of the dwelling by approx. 3 metres and have a width of approx. 5.8 metres. It would have a pitched roof design with an overall ridge height of approx. 4.440 metres. The proposed materials would be white painted brickwork, slate roof tiles and black UPVC windows and doors to match the existing host dwelling.

The proposed single-storey extension to the rear would create kitchen space and would be a flat roof extension with a depth of approx. 6.557 metres and a width of approx. 6.8 metres. The flat roof would have a roof lantern incorporated and would have an overall ridge height of approx.3.480 metres. The proposed materials would be white painted brickwork to match the existing, fibreglass flat roof and black UPVC windows and doors to match the existing host dwelling.

The proposed detached garage would be sited to the south of the site and would provide parking for at least two vehicles and workshop area. The garage would measure approx. 6 metres in depth, 11 metres in width and would have a pitched roof design with an overall ridge height of approx. 4.825 metres. Three black metal garage doors would be added to the front elevation and three windows would be added to the rear elevation, along with a door and window in the western side

elevation. The garage would have a white rendered finish with brown pantile sheeting, black metal garage doors and black UPVC windows.

The proposals by virtue of their 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 residential amenity, the site is located in a remote location with limited surrounding development. The nearest neighbouring property is Barn Hill Farm, situated approx. 45 metres to the south-west of the site. Given the separation distance and the single storey nature of both the proposed extensions and the detached garage, the development is not considered to give rise to any unacceptable impacts in terms of overbearing impact, overshadowing, loss of privacy or loss of light. Furthermore, the proposals do not include any windows that would offer direct views to private amenity space. It is therefore not considered that the proposals would result in any significantly detrimental harm to neighbouring amenity.

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.

Parking

The application includes the provision of a detached garage to be located to the south of the site. In addition to the proposed garage, the site benefits from a large driveway offering ample off-road parking provision. The development would not result in any loss of existing parking spaces, nor would it generate a requirement for additional parking. As such, the proposal would not give rise to any adverse impacts in terms of parking and is therefore considered acceptable.

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**