OFFICER REPORT

Case No: 25/00601/HHFUL Householder (Full)

Proposal: Erection of rear extension including removal of existing extension

Location: 11 Green Lane Yaxley Peterborough

Applicant: Mr and Mrs Kendle

Grid Ref: 517919 292491

DESCRIPTION OF SITE AND APPLICATION

The site comprises of a detached bungalow located in a well-established residential area in Yaxley. There are no constraints relevant to the site.

The application seeks planning permission for the erection of a rear extension including the removal of an existing 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;
* 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.

CONSULTATIONS

Yaxley Parish Council supports the application as it is in keeping with the area.

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

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).

Green Lane hosts a mix of single and two-storey dwellings of varying scales and designs. No11 is a detached bungalow of brick and tile construction with a light grey cladded extension to the rear and bound by a low brick wall. The site has a hardstanding driveway and a garage to the north west.

The application seeks permission for the erection of a single storey extension and demolition of an existing extension. The proposed extension would be single storey and would create additional living and kitchen space. The proposed extension would have a pitched roof design and would not exceed the existing roof height of the bungalow. The ridge and eaves levels of the extension have been carefully designed to match those of the original bungalow, ensuring a cohesive and proportionate addition, and respects the existing roofline and helps maintain the overall scale and character of the property.

The proposed materials would be off white/cream render, with rooftiles and white UPVC windows to match the existing. Whilst the proposed render does not match the existing materials, given the single-storey nature and the high boundary wall with tall bamboo type trellis, the eastern elevation would not be overly prominent or visible from within the street scene and on balance, would be considered acceptable in this instance.

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 proposed extension would be of single-storey nature and would not exceed the height of the host bungalow. No windows proposed would offer views to windows serving habitable rooms or private amenity space. The extension would sit approx. 4.85 metres from the boundary with neighbouring site No25 Green Lane and given the distance and single storey nature, would not cause any significant 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.

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:
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