HUNTINGDONSHIRE DISTRICT COUNCIL

25/00588/HHFUL

OFFICER REPORT

Case No: **25/00588/HHFUL** **Householder (Full)**

Proposal: **Two storey side extension and demolition of existing garage**

Location: **4 Salters Way Sawtry Huntingdon**

Applicant: **Mr M Creamer**

Grid Ref: **516569 284126**

DESCRIPTION OF SITE AND APPLICATION

The site comprises of a two-storey semi-detached dwellinghouse located in a well-established residential area in Sawtry. There are no constraints relevant to the site.

The application seeks planning permission for a two storey side extension and demolition of existing 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
LP 17: Parking Provision and Vehicle Movement

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

Sawtry Parish Council recommend approval. Large extension, no issues from the Parish Council. Could be potential problems with parking but that is a HDC concern.

Highways: Original highways comments noted that the proposal looks as though it would remove onsite parking and the applicant was invited to submit additional drawings to show where the remaining parking would be located.

Amended Existing and Proposed Block Plan 002 Rev A was received on 13th June and highways were consulted on the amended plan.

Comments from highways received on 17th June state that following the provision of drawing 002, I note that cars are able to stand clear of the highway. The effect of the proposed development upon the Public Highway should be mitigated with conditions.

REPRESENTATIONS

One objection received from No11 Salters Way:
- The current parking arrangements cause problems in the street. There are 4 cars parked off road and 1 in the road every day. This makes access to our drive which is directly opposite the property difficult. The application states no change to parking, but in fact the new extension would be nearer the road than the garage which is being demolished. This would remove at least two off road parking spaces. This would mean at least three cars in the street causing issues for other residents.

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).

Salters Way hosts a mix of detached and semi-detached two storey dwellinghouses of brick and tile construction. No4 is a two-storey semi-detached dwellinghouse located on a corner plot with a detached garage set back from the road.

This proposal seeks permission for a two-storey side extension and demolition of the existing garage. The submitted plans also show a single storey rear projection that would extend from the proposed two-storey extension. The extension would create additional living/dining and a utility to

the ground floor and a master bedroom with an en-suite to the first floor. The proposal would be set back from the front of the existing dwelling with a slightly lower ridge height, creating a subservient addition. The materials would be brickwork, concrete roof tiles, UPVC windows and UPVC/Aluminium doors to match the existing host dwelling. The proposed extension and materials would be considered in keeping with the character and appearance of the host dwelling and surrounding area.
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 two storey extension is sited to the north of the host dwelling, which occupies a corner plot where there are no direct neighbours to the north. No windows are proposed that would introduce views into windows serving habitable rooms or private amenity space and the proposed fenestration to the front and rear elevations would not result in any additional overlooking beyond what is currently experienced from the existing dwelling. The proposal would be sited approx. 4.287 metres from the boundary between the site and No2 to the south. Therefore, it is not considered that the proposed extension would result in any unacceptable harm to the residential amenity of neighbouring occupiers.

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

Comments made from neighbouring site at No11 are noted. County Highways were consulted on the proposal and the existing and proposed block plan reference 002 Rev A shows there would be space for two vehicles to park off road within the curtilage of the property. In the absence of adopted local parking standards, this level of provision is considered acceptable for a dwelling od this scale and in this location.

The decision shall include appropriate conditions as per the comments made by County Highways.

Therefore, the development is considered acceptable and accords with Policy LP17 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**