HUNTINGDONSHIRE DISTRICT COUNCIL

25/00062/HHFUL

OFFICER REPORT

Case No: **25/00062/HHFUL** **Householder (Full)**

Proposal: **Erection of single storey rear extension to dwelling.**

Location: **Curie Cottage Mill Barn Farm Bridge Road**

Applicant: **Mr B Conway**

Grid Ref: **528359 277111**

DESCRIPTION OF SITE AND APPLICATION

The site comprises of a two-storey detached dwellinghouse located on Bridge Road in Broughton. There are no constraints relevant to the site.

The application seeks planning permission for the erection of a single-storey rear 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 relevant.

CONSULTATIONS

Broughton Parish Council make no observations either in favour or against the proposal.

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).

Curie Cottage is located to the southwest of Broughton in a row of three detached two-storey dwellings which were developed following an application for the demolition of an agricultural barn. The site has two off road parking spaces located to the front of the site and the dwelling is fully rendered in cream/off white and slate roof tiles.

The application seeks permission for a single-storey rear extension which would protrude approx. 6.095 metres from the rear of the host dwelling and measure approx. 4.1 metres in width. It would have a pitched roof design with an overall ridge height of approx. 4.115 metres and 2.325 metres to the eaves. Three rooflights would be inserted into each roofslope and there would be patio doors to the rear and a small window in the southern elevation which would serve the kitchen. The proposed materials would be cedral composite cladding in pewter, natural slate roof tiles and white UPVC windows and doors. The proposed extension would sit entirely to the rear of the site with no views from the street frontage.

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 single-storey extension would sit in from the norther and southern boundaries by more than 3 metres. The proposed pitched roof would slope away from each boundary. There would be no windows which would offer views to windows serving habitable rooms or private amenity space. Given the single-storey nature of the proposal and the distance between the proposal and all boundaries, it is not considered that there would be any detrimental harm to this 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.

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.

If you would like a translation of this document, a large text version or an audio version, please contact us on 01480 388424 and we will try to accommodate your needs.

CONTACT OFFICER:
Enquiries about this report to **Robyn Kerrigan**