OFFICER REPORT

Case No: 25/00362/HHFUL Householder (Full)

Proposal: Single storey rear and side extension and front canopy

Location: 5 Green Lane Ellington Huntingdon

Applicant: Mr R Crabtree

Grid Ref: 515978 271714

DESCRIPTION OF SITE AND APPLICATION

This application relates to 5 Green Lane, a two-storey detached dwelling in Ellington. There are no relevant constraints for the site.

The proposal seeks permission to erect a single storey rear and side extension and front porch.

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) paragraph 8 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 also sets out the Government's planning policies for (amongst other things):
* making effective use of land
* achieving well-designed, beautiful, and safe places;
* conserving and enhancing the natural environment;

Planning Practice Guidance and the National Design Guide 2021 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

Grafham and Ellington Neighbourhood Plan 2020 - 2036
Policy GENP4 - Minor Residential Development Proposals

Supplementary Planning Documents
Landscape And Townscape Supplementary Planning Document 2022

Cambridgeshire Flood and Water Supplementary Planning Document 2017
Huntingdonshire Design Guide Supplementary Planning Document 2017

PLANNING HISTORY

No relevant planning history

CONSULTATIONS

Ellington Parish Council raise no objections to the proposal.

REPRESENTATIONS

No Representations have been received at the time of determination.

SUMMARY OF ISSUES

The key issues to be considered are as follows: -
Design and Visual Amenity
Residential Amenity

Design and Visual Amenity

With regard to design and visual amenity, the relevant policies within the local plan to 2036 (LP 11 Design Context and LP 12 Design Implementation), Policy GENP4 of the Grafham and Ellington Neighbourhood Plan 2020 - 2036 and Huntingdonshire Landscape and Townscape Supplementary Planning Document 2022 apply.

The proposal includes a single storey flat roofed rear extension with a side extension link to the existing garage building and a small front porch. The materials proposed for the rear and link extension are Brick plinth and Black/ Grey horizontal cladding, single ply membrane roof with lanterns and fenestration to match the existing.

Officers have considered the visual impact of the rear and side link extension in terms of its impact on the character and appearance of the immediate area. It is noted that materials on this part of Green Lane are of mixed genre. To the west, the neighbouring dwelling is of brick and mock Tudor style, the existing dwelling is brick and the neighbour to the east is full render. Dwellings opposite the site use in part black cladding. Therefore, the proposal is not considered to significantly impact on the character and appearance of the area in terms of materials. The bulk of the extension will sit to the rear of the dwelling with a small area seen from the public realm, as such considered acceptable regarding visual amenity.

In terms of the porch, it is considered that the scale, design, and materials proposed, Oak frame and tiles to match the existing, are acceptable and remain sympathetic with the character and appearance of the street scene.

The proposal is therefore considered to be acceptable with regard to design and visual amenity and accords with Policies LP11 and LP12 of Huntingdonshire's Local Plan to 2036, Policy GENP4 of the Grafham and Ellington Neighbourhood Plan 2020 - 2036 and Huntingdonshire Landscape and Townscape Supplementary Planning Document 2022, in this regard.

Impact on residential amenity

Regarding residential amenity, the relevant policy within the local plan to 2036 (LP 14 Amenity), applies.

No objections have been received regarding neighbour amenity and officers have no concerns with regards to overbearing, overlooking, and overshadowing on neighbouring properties and consider it unlikely to cause significant harm in this respect.

The proposal is therefore considered unlikely to give rise to any significant amenity impacts in terms of overlooking, overbearing, or overshadowing or other environmental impacts. The proposal is compliant with Local Plan Policy LP14 of Huntingdonshire's Local Plan to 2036 in this regard.

CONCLUSION

Given the above, the proposed development is considered to be compliant with relevant national and local planning policies, in that it:

* Is of an appropriate scale and design;
* Would not have a significantly detrimental impact upon the amenity of neighbours;

Taking the above matters into consideration, 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 **Andrea Dollard**