OFFICER REPORT

Case No: 24/02086/HHFUL Householder (Full)

Proposal: First floor extension

Location: Roundhouse Farm Bungalow Puddock Road Warboys

Applicant: Catherine & Nathan Buckley

Grid Ref: 534232 286553

DESCRIPTION OF SITE AND APPLICATION

The application site at Roundhouse Farm Bungalow is occupied by a single storey detached bungalow and is considered to be in the countryside and not within or well related to the built-up area of any settlement listed in HDC's Local Plan to 2036. The site also lies within Flood Zone 3 on the Environment Agency's Flood Map for Planning.

This application seeks permission for a first-floor extension to the bungalow.

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;
* building a strong, competitive economy;
* achieving well-designed, beautiful and safe places;
* conserving and enhancing the natural, built and historic 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)

LP5: Flood Risk
LP10: The Countryside
LP11: Design Context
LP12: Design Implementation

LP14: Amenity

Neighbourhood Plan and relevant policies where applicable

Huntingdonshire Design Guide Supplementary Planning Document (2017):

* Place Making Principles parts 3.7 Building Form and 3.8 Building Detailing

Huntingdonshire Landscape and Townscape Supplementary Planning Document (2022)

Huntingdonshire Strategic Flood Risk Assessment (2024)

Local policies are viewable at https://www.huntingdonshire.gov.uk

RELEVANT PLANNING HISTORY

1200539FUL - Erection of bungalow following demolition of existing bungalow (Approved).

22/01020/HHFUL - Loft conversion with hipped dormers on the front and rear elevations (Permission)

CONSULTATIONS

Warboys Parish Council - Recommend approval.

Lead Local Flood Authority - None 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:

- Appropriateness in the Countryside
- Design and Visual Amenity
- Residential Amenity
- Flood Risk
- Other Matters

* Appropriateness in the Countryside

Policy LP10 of HDC's Local Plan to 2036 states that all development in the countryside must:

a. seek to use land of lower agricultural value in preference to land of higher agricultural value:
b. recognise the intrinsic character and beauty of the countryside; and
c. not give rise to noise, odour, obtrusive light or other impacts that would adversely affect the use and enjoyment of the countryside by others.

Considering part a., the proposal does not alter the footprint of the dwelling and therefore is acceptable in this regard. Both points b. and c. are considered in the subsequent sections of this report.

* Design and Visual Amenity

The application seeks permission for the erection of a first-floor extension to the bungalow. With the existing bungalow sited in the open countryside, it is acknowledged that the proposed extension will be visible from the public realm. The proposed extension does not increase the footprint of the dwelling, and thus the length and width measurements are as existing. The roof is of a pitched design, matching that of the existing bungalow, and the first-floor extension takes the maximum height of the dwelling to approximately 8.1 metres, with eaves at approximately 4.9 metres. Taking this into account, the proposal is considered acceptable with regard to design and visual amenity and does not negatively impact the intrinsic character and beauty of the countryside as mentioned in the previous section of this report. When considering the materials proposed, the application form provided does not specify the type of brick and tile which is used on both the existing dwelling and the proposed extension. As such, a condition will be implemented to ensure that the materials used match those of the existing bungalow, to integrate the extension with the existing bungalow and ensure that the external appearance of the development does not detract from the character or appearance of the area.

When considering the proposed plans, it is shown that the proposed first floor plan includes stairs which head up to loft space. Whilst there have been no plans submitted for the loft, it is worth noting that the proposal does not include any rooflights or loft windows. Therefore, the application has been assessed on the basis that the proposed accessible loft space is to be used for storage purposes only.

Overall, taking the above factors into consideration the proposed development is considered to be acceptable with regard to design and visual amenity and would not have a significantly detrimental impact upon the character or appearance of the area, subject to the condition that materials used in the extension must match that of the existing dwelling. It therefore accords with Policies LP11 and LP12 of Huntingdonshire's Local Plan to 2036 in this regard.

*Residential Amenity

Given the location of the application site in the countryside and having regard to the proximity and separation to nearby dwellings, it is not considered that there would be any unacceptable material impacts in terms of overbearing impacts or loss of light, nor would there be any issues regarding overlooking or loss of privacy.

It is therefore considered that the proposal would not have a significant impact on residential amenity and therefore accords with Policy LP14 of Huntingdonshire District Council's Local Plan to 2036 in this regard.

*Flood Risk

The application site lies in Flood Zone 3, as thus is liable to flood. It is noted that as the proposal would be considered 'minor development' as per the NPPF (2024), it is therefore not subject to Sequential or Exception Tests. The NPPF however does state that a Site-Specific Flood Risk Assessment should accompany applications for development within Flood Zone 3, which in this case has been provided. This details the mitigation measures that will be used to limit the risk of flood in the locality, and given the nature of the proposal with no built development on the ground floor, this is considered acceptable. Officers have also taken into consideration the scale of the development and it is considered that this would not result in significant issues in terms of surface water or altering flood risk when taking into account the surrounding area.

Therefore, taking the above into account the development is considered to be acceptable with regard to its approach to flooding and will not (given its scale and use) result in an increased risk of flooding in the locality. It therefore accords with Policy LP5 of the Local Plan to 2036.

*Other Matters

When taking into account the use of application site, it is worth noting that it is clear that there is also a business being operated from the site alongside the residential dwelling. A site visit was undertaken by officers, and it was clear to see the operation of the business is being ran in a separate outbuilding adjacent to the dwelling. However, this is not being considered under the current application, and that if any application was to come forward for a mixed residential/ business use for the dwelling, then this must be assessed on its own merits.

*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 harmful impact upon the character and appearance of the area;
* Would not have a significantly detrimental impact upon the amenity of neighbours;
* Would not have a harmful impact upon flood risk in the area.

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 **Josh France**