HUNTINGDONSHIRE DISTRICT COUNCIL

25/01037/HHFUL

OFFICER REPORT

Case No: **25/01037/HHFUL** **Householder (Full)**

Proposal: **Remove rear extension and replace with a double and single storey extension, addition of a bay window, drop kerb, remove paint from brick work at the front and change the wall to railings on the front aspect and erection of shed in rear garden.**

Location: **6 East Street Huntingdon PE29 1WZ**

Applicant: **Mr Darren Wilson**

Grid Ref: **524596 272101**

DESCRIPTION OF SITE AND APPLICATION

The application site is a two-storey end of terrace dwellinghouse located on East Street, a built up and well-established residential area in Huntingdon. The site is within the Huntingdon Conservation Area.

The application seeks planning permission to remove rear extension and replace with a double and single storey extension, addition of a bay window, drop kerb, remove paint from brick work at the front and change the wall to railings on the front aspect and erection of shed in rear garden.
During the course of the application, the proposal description was amended to include the erection of the shed in the rear garden. A 21-day re-consultation took place, and a new site notice was erected.

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
LP 34: Heritage Assets and their Settings

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

Huntingdon Town Council were consulted and make no comment.

HDC's Conservation Team – Rear extension to a domestic property in a conservation area. The proposal in part replaces and existing extension. We wish to make no comment on the application except to state that the site appears to include a number of mature trees which is not shown on the site drawing which may be affected by the proposal.

Officer comment: A site visit carried out on 6th August and at the time of the visit, no trees were present on site.

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
- Impact on the Conservation Area
- Highway safety

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).

The application site is a two-storey end of terrace dwellinghouse located in a well-established residential area in Huntingdon. The existing materials consist of a mix of brickwork and painted brick with a plain tile roof. There are two-storey and single-storey projections to the rear and a low brick wall to the front of the dwelling.

This application seeks to remove the rear extension and replace with a double and single storey extension, addition of a bay window, drop kerb, remove paint from brickwork at the front and change the wall to railings on the front aspect and erection of shed in rear garden.

The proposed two storey and single storey extensions to the rear would create a kitchen space, bathroom and utility to the ground floor and a bathroom and a bedroom with an en-suite to the first floor. The existing two-storey rear projection measures approx. 6.4 metres in height and has a part pitched and part flat roof. The proposed two storey extension would measure approx. 7.407 metres in height, which would be considerably lower than the height of the existing dwelling and would have a pitched roof design. The single storey element would have a mono-pitched roof design sited on the south-east elevation. A brick finished bay window with a pitched tiled would be added to the front elevation which would protrude forwards by approx. 780mm and have a width of approx. 2.604 metres. The proposed materials would be brickwork to match the existing, slate roof tiles throughout, UPVC windows and composite doors. Part of the application includes the removal of paint from the brickwork to the front elevation to reveal the original brickwork. The two-storey and single-storey rear extensions are of an appropriate scale and design and would be subordinate to the main dwelling. The pitched roof form and choice of external materials are considered to respect the architectural style of the host property and integrate sympathetically with the surrounding built form.

The application also includes the installation of a dropped kerb to enable vehicles to access the driveway to the south-east of the site which would have a width of approx. 3.7 metres. Garden gates would be added which would be set back from the front of the dwelling by approx. 8.3 metres. The existing low front wall would be removed and replaced with black metal railings with a maximum height of 1 metre.

The proposed front bay window would be modest in projection and design and would not result in any visual harm to the appearance of the property. The reinstatement of the original brickwork to the front elevation through removal of paint is welcomed, enhancing the property's appearance and restoring its original character.

The introduction of a dropped kerb and new front boundary railings is in keeping with similar developments within the locality and would not appear out of character in the street scene. The set-back positioning of the gates would ensure adequate visibility and prevent obstruction to the highway.

A shed is also proposed to be sited in the rear garden. The shed would be modest in scale and design and would sit in from the south rear and west side boundaries by approx. 800mm. The pitch roof would have an overall height of approx. 3.113 metres and would slope away from the rear boundary, ensuring it would not appear overbearing or intrusive. The proposed shed materials would be horizontal timber cladding with a tiled roof.

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.

Neighbouring property to the south-east, No4 East Street, lies approximately 8.801 metres from the proposed rear extensions. The extensions would replace existing single and two-storey rear projections on a similar footprint. Given the separation distance and the fact that the development does not project significantly closer to the boundary than the existing built form, it is not considered

that the proposal would result in any unacceptable overbearing impact, loss of light, or overlooking to this neighbouring property.

Neighbouring property to the north-west is No8 East Street which shares a boundary with the application site. The proposed two-storey extension would replace an existing two-storey rear projection located along the shared boundary. While the overall height of the new extension would increase by approximately 1 metre, the revised pitched roof design would slope away from the boundary, reducing potential impact. Furthermore, no windows are proposed within the side elevation that would give rise to overlooking into habitable room windows or private garden space of No8. As such, the proposal is not considered to result in any significantly detrimental harm to the residential amenity of this neighbouring site with regards to overbearing impact, overlooking, loss of light of loss of privacy.

Given the siting, scale and design of the proposals, it is not considered that the proposals would result in any unacceptable harm to neighbouring sites with regard to overbearing impact, overlooking, loss of light of loss of privacy.

The proposal is therefore in accordance with Policy LP14 of the Local Plan to 2036.

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.

Impact on Heritage Assets

Section 72 of the Planning (LBCA) Act 1990 states that special attention shall be paid to the desirability of preserving or enhancing the character or appearance of a Conservation Area.

The application site lies within the Huntingdon Conservation Area. The proposed development, which includes the removal of existing rear projections and their replacement with a combination of two-storey and single-storey extensions, the addition of a front bay window, and alterations to the front boundary treatment, is considered to be of a scale and design that is sympathetic to the host dwelling and the surrounding area. The use of materials, including matching brickwork, slate roof tiles, and the reinstatement of original unpainted brickwork to the front elevation, would serve to preserve and enhance the building’s appearance and contribute positively to the street scene.

The rear extensions would not be visible from the public realm and therefore would not detract from the visual amenity or historic character of the Conservation Area. The front elevation works, including the replacement of the low brick wall with traditional-style black railings and installation of a modest bay window, are considered appropriate in both scale and appearance and reflect features commonly found within the locality.

Overall, it is considered that the proposals would preserve the character and appearance of the Huntingdon Conservation Area and would not result in any unacceptable harm to the Conservation Area and proposals accord with the Planning (Listed Buildings and Conservation Areas) Act 1990, NPPF and Local Plan Policy LP34.

Highway safety

The application includes the formation of a new vehicular access via a dropped kerb to the south-east side of the dwelling, to provide off-street parking within the site. The submitted details have been reviewed by the Local Highway Authority.

It is noted that the existing boundary treatment on the south-east side of the dwelling has the potential to obstruct pedestrian visibility for vehicles exiting the proposed access. In order to

achieve adequate visibility splays of 2 metres by 2 metres in accordance with highway safety standards, the boundary wall in this location would need to be reduced to a maximum height of 0.6 metres.

the Local Highway Authority has confirmed that the proposal is acceptable from a highway safety perspective, subject to conditions.

*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;
* Would not have a harmful impact on designated heritage assets;

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**