
Case No: 1201595FUL (FULL PLANNING APPLICATION)

Proposal: PORCH EXTENSION

Location: 136 RAMSEY ROAD PE27 3UJ

Applicant: MRS B MORRISON

Grid Ref: 530817 273079

Date of Registration: 17.10.2012

Parish: ST IVES

RECOMMENDATION - APPROVAL

The application is before the Panel because the applicant is a member of staff who is involved in the development process.

1. DESCRIPTION OF SITE AND APPLICATION

- 1.1 This application site comprises a two storey semi-detached dwellinghouse constructed from a pale grey brick with a small section of white board cladding on the front elevation. The property has a concrete tile roof and white PVCu windows and doors. The rear garden boundaries are defined by 1.8m close board fencing whilst the front site boundary onto Ramsey Road is defined by low hedging.
- 1.2 The proposal is for a porch extension, to the front of the dwellinghouse.

2. NATIONAL GUIDANCE

- 2.1 The National Planning Policy Framework (2012) sets out the three dimensions to sustainable development - an economic role, a social role and an environmental role - and outlines the presumption in favour of sustainable development. Under the heading of Delivering Sustainable Development, the Framework sets out the Government's planning policies for : building a strong, competitive economy; ensuring the vitality of town centres; supporting a prosperous rural economy; promoting sustainable transport; supporting high quality communications infrastructure; delivering a wide choice of high quality homes; requiring good design; promoting healthy communities; protecting Green Belt land; meeting the challenge of climate change, flooding and coastal change; conserving and enhancing the natural environment; conserving and enhancing the historic environment; and facilitating the sustainable use of minerals.

For full details visit the government website <http://www.communities.gov.uk> and follow the links to planning, Building and Environment, Planning, Planning Policy.

3. PLANNING POLICIES

Further information on the role of planning policies in deciding planning applications can also be found at the following website: <http://www.communities.gov.uk> then follow links Planning, Building and Environment, Planning, Planning Information and Guidance, Planning Guidance and Advice and then Creating and Better Place to Live

- 3.1 East of England Plan - Revision to the Regional Spatial Strategy (May 2008) Policies viewable at <http://www.go-east.gov.uk> then follow links to Planning, Regional Planning then Related Documents.

- **ENV7:** "Quality in the Built Environment" - requires new development to be of high quality which complements the distinctive character and best qualities of the local area and promotes urban renaissance and regeneration.

- 3.2 Cambridgeshire and Peterborough Structure Plan (2003) Saved policies from the Cambridgeshire and Peterborough Structure Plan 2003 are relevant and viewable at <http://www.cambridgeshire.gov.uk> follow the links to environment, planning, planning policy and Structure Plan 2003.

- No relevant policies.

- 3.3 Huntingdonshire Local Plan (1995) Saved policies from the Huntingdonshire Local Plan 1995 are relevant and viewable at www.huntingdonshire.gov.uk/localplan95

- **En25:** "General Design Criteria" - indicates that the District Council will expect new development to respect the scale, form, materials and design of established buildings in the locality and make adequate provision for landscaping and amenity areas.
- **H34:** "Extensions to Dwellings" – should have regard to the amenity and privacy of adjoining properties.

- 3.4 Huntingdonshire Local Plan Alterations (2002) Saved policies from the Huntingdon Local Plan Alterations 2002 are relevant and viewable at www.huntingdonshire.gov.uk/localplan - Then click on "Local Plan Alteration (2002)

- No relevant policies.

- 3.5 Policies from the Adopted Huntingdonshire Local Development Framework Core Strategy 2009 are relevant and viewable at <http://www.huntsdc.gov.uk> click on Environment and Planning then click on Planning then click on Planning Policy and then click on Core Strategy where there is a link to the Adopted Core Strategy.

- **CS1:** "Sustainable development in Huntingdonshire" – all developments will contribute to the pursuit of sustainable development, having regard to social, environmental and economic issues. All aspects will be considered including design, implementation and function of development.

- 3.6 The Local Planning Authority's Development Management Development Plan Document: Proposed Submission 2010 (DMDPD) was reported to Cabinet and approved for submission on the 11th February 2010. It was published on 26th March 2010. This was preceded by three separate public consultation exercises: the details of which can be viewed in The Statement of Consultation for the DMDPD on the Council's website www.huntingdonshire.gov.uk . The document was not submitted in view of the uncertainty regarding the Government's intentions in respect of the East of England Plan and the impending publication of the National Planning Policy Framework at that time. It is therefore considered that its policies should be accorded significant weight.
- 3.7 Policies from the Development Management DPD: Proposed Submission 2010 are relevant.
- **E1:** "Development Context" – development proposals shall demonstrate consideration of the character and appearance of the surrounding environment and the potential impact of the proposal.
 - **H7:** "Amenity" – development proposals should safeguard the living conditions for residents and people occupying adjoining or nearby properties.
- 3.8 Huntingdonshire District Council has commenced preparation of a Local Plan to 2036 to replace its existing development plan documents. The plan will set out the strategy for development in the whole of Huntingdonshire, incorporating policies for managing development and site-specific proposals for different forms of development in the context of the new National Planning Policy Framework. The plan will include consideration of the Alconbury Enterprise Zone and other proposed development on the Airfield, as well as other opportunities that have arisen since the Core Strategy was adopted in 2009.
- 3.9 Policies from the Huntingdonshire Local Plan to 2036 – Draft Strategic Options(2012):
- No relevant policies.
- 3.10 Policies from the Huntingdonshire Local Plan to 2036 – Draft Development Management Policies (2012) are relevant.
- **DM13:** "Good design and sustainability" – requires development proposals to be designed to a high standard which reflects the surroundings and contributes positively to the local character of the built area, and has regard to the Design Guide.
 - **DM14:** "Amenity" – requires development proposals to provide a high standard of amenity for existing and future users of the proposed development and its surroundings.
- 3.11 Supplementary Planning Guidance/Documents:
- Huntingdonshire Design Guide (2007)
*Section 2.1.1 Neighbourliness

4. PLANNING HISTORY

- 4.1 No recent planning history.

5. CONSULTATIONS

- 5.1 **St Ives Town Council - Recommends approval** (Copy Attached).

6. REPRESENTATIONS

- 6.1 No representations received.

7. SUMMARY OF ISSUES

- 7.1 The main issues to consider in assessing this proposal are the design of the proposal in relation to the character of the existing dwelling, the impact of the proposal upon the street scene and the impact upon neighbouring properties.

Design and impact upon street scene:

- 7.2 The proposed porch will project 2.3m from and 3.2m along the front elevation of the dwellinghouse. The extension will have an eaves height of 2.5m, with a maximum ridge height of 3.4m. The extension is proposed to be constructed of materials matching those of the existing dwellinghouse. Other porches within the vicinity have lean-to, rather than gable ended roofs. However, in this instance it is considered that a mixture of roof styles is acceptable, as it would not have significant detrimental impact upon the street scene. Due to the subordinate scale of the extension, it is considered that the proposal is appropriate in terms of the character of the dwelling and will not have a significant detrimental impact upon the street scene.

Neighbouring properties:

- 7.3 Due to the single storey nature, scale and positioning of the proposed extension, it is considered that the proposal will not have a significant detrimental impact upon the residential amenities of the neighbouring properties.

Conclusion:

- 7.4 The proposed development is considered to be compliant with relevant national and local planning policy as:
- * The design and scale of the extension respects the form and scale of the existing dwelling.
 - * The design, scale and location of the extension will not have a significant detrimental impact upon the street scene.
 - * The scale and location of the extension is not considered to have a significant detrimental impact upon the amenity of the neighbouring dwellings.

7.5 The proposal is therefore in accordance with the National Planning Policy Framework 2012, policy ENV7 of the East of England Plan 2008, policies En25 and H34 of the Huntingdonshire Local Plan 1995, policies E1 and H7 of the Development Management DPD Proposed Submission 2010, policies DM13 and DM14 of the Huntingdonshire Local Plan to 2036 – Draft Development Management Policies 2012 and the Huntingdonshire Design Guide 2007.

7.6 As such the officer recommendation is one of conditional approval.

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8. RECOMMENDATION - APPROVE subject to conditions to include the following:

02003 Time Limit (3yrs)

05003 Extension to match

CONTACT OFFICER:

Enquiries about this report to **Laura Nuttall Student Planner 01480 388412**

1201564	Mr F Davis Mr R Money Richard Money Assoc The Old Post Office Church Street Woodhurst PE28 3BN	Repair and reinstate stud work with brick noggins to rear north west corner ground floor. Level basement floor, install floating chipboard deck and dry line walls with plaster board 12 Merryland St Ives PE27 5ED	LBC	Recommend Approval The repairs and proposed re-use of materials was welcomed
1201583	Mr D Riches JPT Design Consultants The Studio 23 Halifax Road Upper Cambourne CB23 6AX	First floor extension to rear above existing kitchen 11 Cordell Close St Ives PE27 6UL	FUL	Recommend Approval Appropriate scale of development for the site
1201595	Mrs B Morrison 136 Ramsey Road St Ives PE27 3UJ	Porch extension 136 Ramsey Road St Ives PE27 3UJ	FUL	Recommend Approval - Considered an appropriate development for the site - Overall dimensions would have been useful

Development Management Panel



Scale = 1:2,500

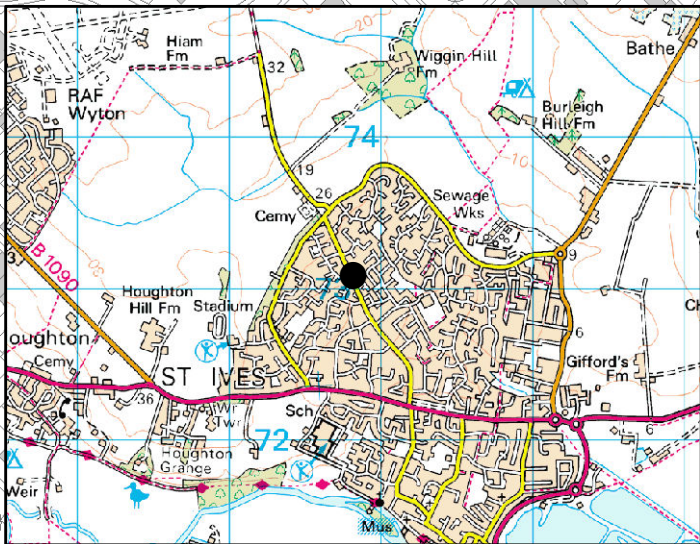
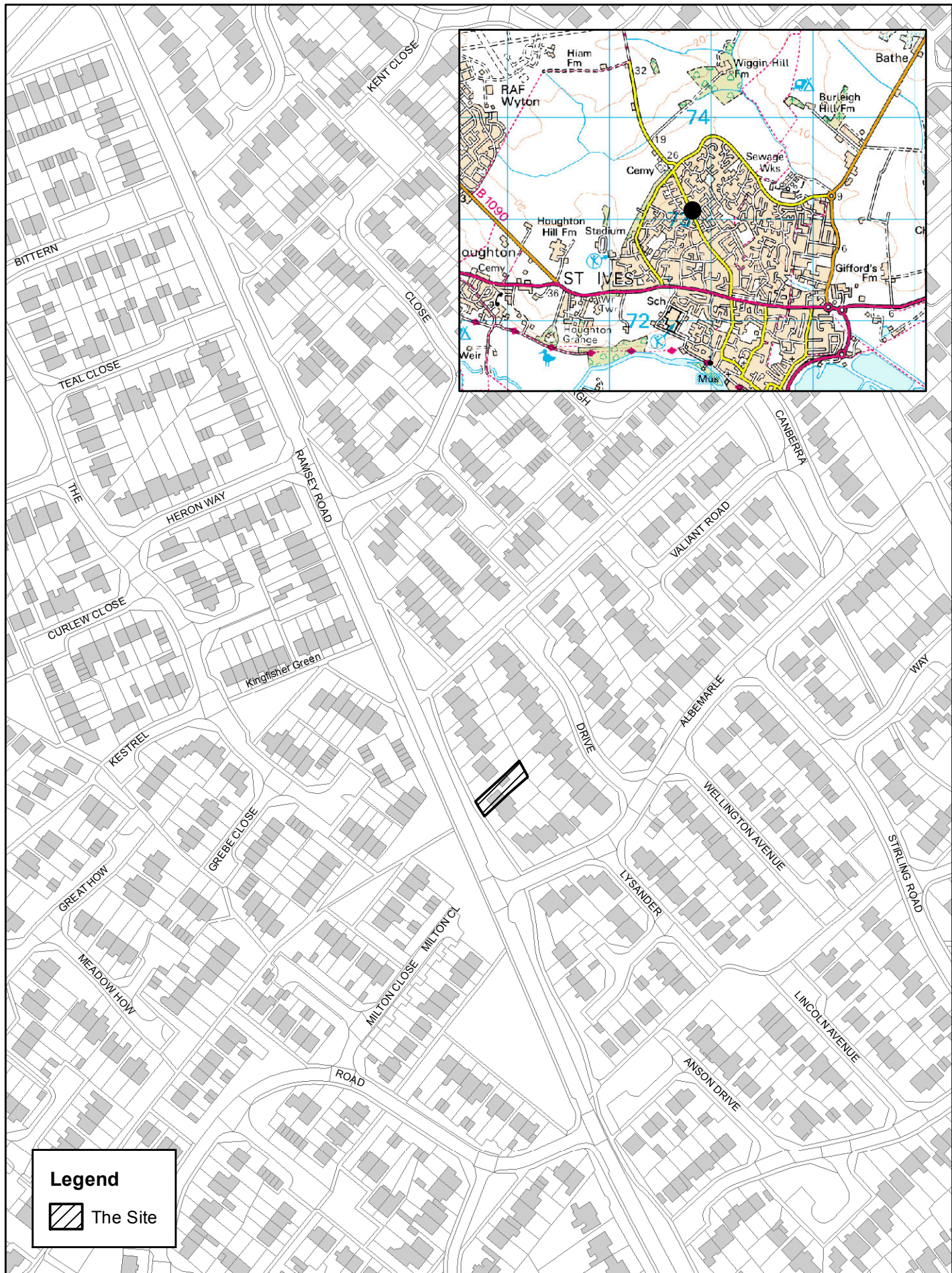
Date Created: 28/11/2012

Application ref: 1201595FUL

Location: St Ives



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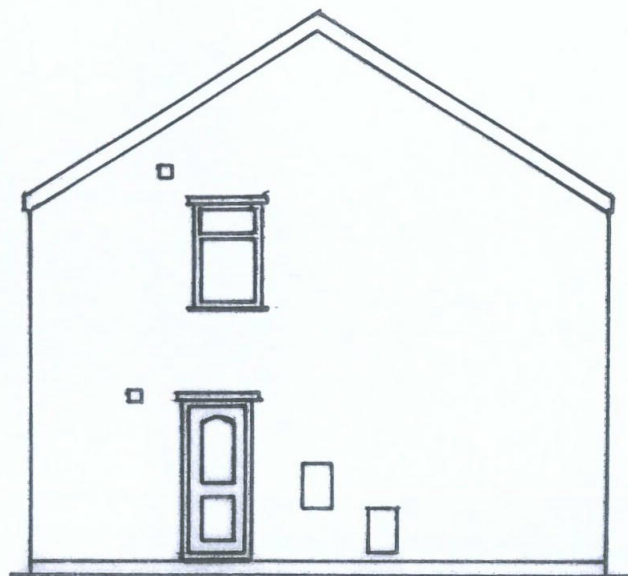
Legend

 The Site

- Roof Tiles - Marley Eternit 'modern' Interlocking tile - granular @ 25° pitch with 100mm head lap. (Antique Brown)
- Bricks - LBC (Hanson) - Dapple Lights



existing-front



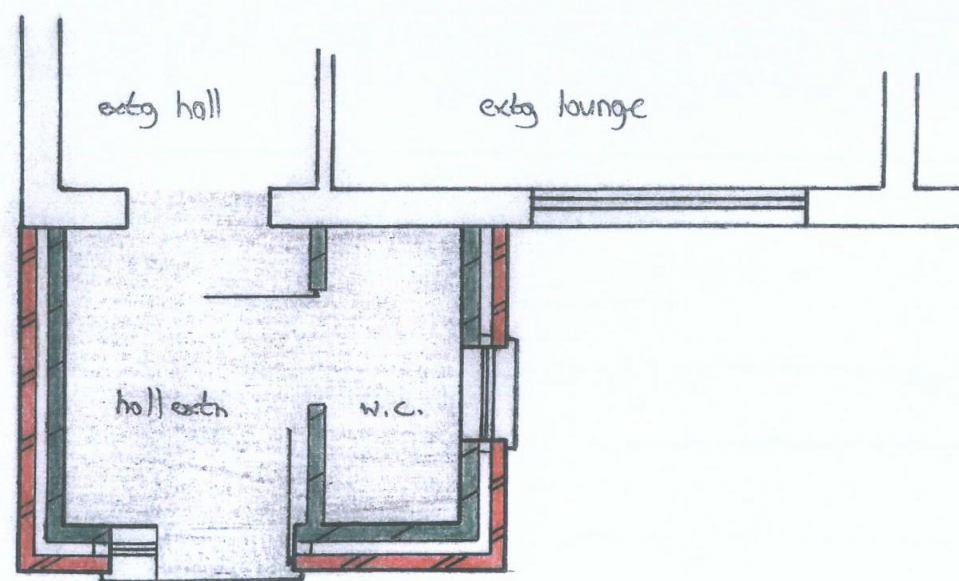
existing-side



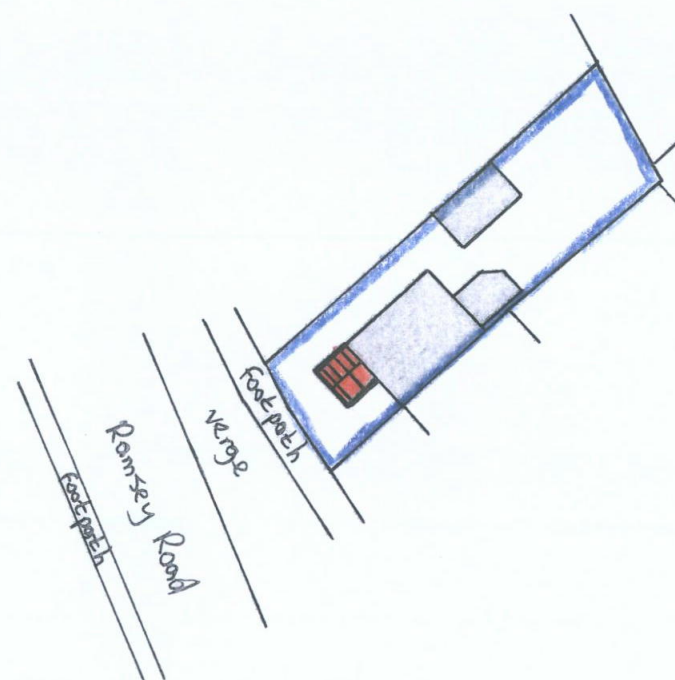
proposed-front



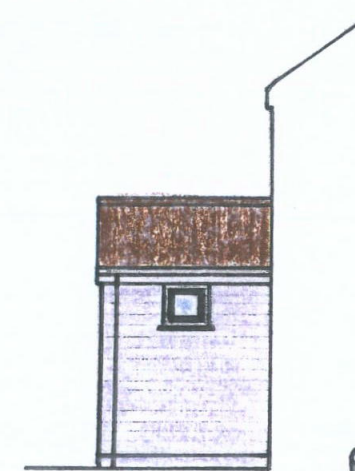
proposed-side



proposed plan



block plan



proposed-side

FRONT EXTENSION
 136 RAMSEY ROAD, ST. IVES
 for BEVERLEY MORRISON
 scales: 1:50, 1:100, 1:500 date: aug 12
 drawn: bfg