

**Case No:** 0803175FUL (FULL PLANNING APPLICATION)

**Proposal:** EXTENSION TO DWELLING

**Location:** HOLMESWOOD MAIN STREET

**Applicant:** DR R JAMES AND MR S BELL

**Grid Ref:** 510180 277761

**Date of Registration:** 06.11.2008

**Parish:** OLD WESTON

---

### RECOMMENDATION - APPROVE

#### 1. DESCRIPTION OF SITE AND APPLICATION

- 1.1 This application is presented to panel as one of the applicants is a member of staff involved in the planning process.
- 1.2 The application site relates to a substantial detached dwelling located within the built up area of Old Weston. Access is gained from the west of the site off Main Street. To the front of the dwellinghouse is a large double garage. The existing front boundary to Holmeswood is formed by a mix of hedging and the boundaries to the rear are formed by fencing on all sides. Opposite the site is Marshall Cottage which is grade II listed. Work has begun on the two new dwellings permitted on the site to the south.
- 1.3 The application seeks the erection of a single storey extension to the first floor at front of the dwellinghouse to provide an additional bedroom and en-suite. The proposals comprise two adjoining blocks. The largest part measures approximately 3.7 metres deep, 4 metres wide, 7 metres to the ridgeline and 5.2 metres to the eaves. The smaller part measures approximately 1.5 metres deep, 2.3 metres wide and 3 metres to the ridgeline. The measurement to the eaves is the same as the larger extension. Three windows are proposed to be inserted, one on the northern elevation and two on the eastern elevation.

#### 2. NATIONAL GUIDANCE

- 2.1 **PPS1: "Delivering Sustainable Development" (2005)** contains advice on the operation of the plan-led system.

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)

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** - 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 specific policies from the Cambridgeshire and Peterborough Structure Plan (2003) are relevant to this application.

#### 3.3 Huntingdonshire Local Plan (1995)

Saved policies from the Huntingdonshire Local Plan 1995 are relevant and viewable at [www.huntingdonshire.gov.uk/localplan95](http://www.huntingdonshire.gov.uk/localplan95)

- **Policy En2** - Indicates that any development involving or affecting a building of architectural or historic merit will need to have proper regard to the scale, form, design and setting of that building
- **Policy En25** - New development will respect the scale, form, materials and design of established buildings within the locality.
- **Policy H34** - Development should have regard to the amenity and privacy of adjoining neighbours.

#### 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](http://www.huntingdonshire.gov.uk/localplan) - Then click on "Local Plan Alteration (2002)

No specific policies from the Huntingdonshire Local Plan Alteration (2002) are relevant to this application.

### 3.5 **Huntingdonshire Local Development Framework Submission Core Strategy (2008)**

Huntingdonshire Local Development Framework Submission Core Strategy (2008) are relevant and viewable at <http://www.huntsdc.gov.uk> click on Environment and Planning, then Planning then Planning+Policy then Core Strategy where there is a link to the Submission Core Strategy

No specific policies from the Huntingdonshire Local Development Framework Submission Core Strategy (2008) are relevant to this application.

### 3.6 **Huntingdonshire Interim Planning Policy Statement 2007**

Policies from the Huntingdonshire Interim Planning Policy Statement 2007 are relevant and viewable at <http://www.huntsdc.gov.uk> click on Environment and Planning, then Planning then Planning+Policy then Informal policy statements where there is a link to Interim Planning Policy Statement 2007

- **Policy B1** - Development should demonstrate a high quality of design.
- **Policy B4** - States development should not have an unacceptable impact upon amenity in terms of:
  - Access to daylight and sunlight
  - Privacy
  - Noise and disturbance
  - The resultant physical relationships would be oppressive or overbearing.
- **Policy B7** - lists the criteria against which development proposal affecting the fabric or setting of a listed building should be assessed

### 3.7 **Huntingdonshire Design Guide (2007) chapter 2, section 2.1**

#### 4. **PLANNING HISTORY**

4.1 **0700477FUL** – Extension to dwelling (single storey) – permission granted

4.2 **0601237FUL** – Extension to dwelling (two storey) - permission granted

#### 5. **CONSULTATIONS**

No comments received within the consultation period

#### 6. **REPRESENTATIONS**

No comments received within the consultation period.

## **7. SUMMARY OF ISSUES**

- 7.1 The main issues to consider are the design of the proposal, impact on the character and appearance of the area and on the residential amenity of surrounding properties.

### **Design**

- 7.2 The extension would take the existing first floor area from approximately 79sqm to 96sqm representing a percentage increase of approximately 21.5%. The house has been much extended and it is considered that this latest addition is of an appropriate scale to the original dwelling.
- 7.3 The Design Guide seeks to avoid extensions to the front of a dwelling where a consistent building line and built form exists already. In this instance it is considered acceptable due to the existence of the front garage and as the extension does not disrupt the cohesion of street façade or the line of the street. Furthermore, although a little complicated the proposals fundamentally conform to the Design Guide as the roof pitch mirrors that of the host dwelling.

### **Character and appearance of the area**

- 7.4 The dwellinghouse has already been extended with the addition of a single storey extension on the southern elevation. There are also examples of extensions in the locality. Furthermore, the proposed materials are sympathetic to the character of the area. It is therefore considered that the extension will not harm the character and appearance of the area.
- 7.5 HDC Conservation was consulted as the application site lies opposite a grade II listed building. There are no objections to the proposal as there is sufficient distance between the application site and the listed building for the extension not to detrimentally impact upon the setting of the listed building.

### **Residential amenity**

- 7.6 The proposed extension is approximately 10 metres away from the nearest neighbours to the north at Top End. Given the distance and the presence of boundary treatments it is considered that the proposal would not have an overbearing impact on the neighbouring property.
- 7.7 It is proposed to insert a small window, measuring approximately 0.6 metres wide and 1 metre high on the northern elevation. This would overlook Top End however the applicant has confirmed that the window will be obscurely glazed. As such it is not considered that there will be a detrimental impact caused to neighbouring privacy as a result of overlooking. A condition can be attached.
- 7.8 The proposed extension is located to the front of the dwelling and as such there will be no undue impact on neighbouring amenity caused by overshadowing or loss of light.

## Conclusion

- 7.9 Having regard to applicable National and Local Planning Policies, and having taken all relevant material considerations into account, it is considered that planning permission should be granted in this instance.

If you would like a translation of this document, a large text version or an audio version, please contact us on 01480 388388 and we will try to accommodate your needs.

8. **RECOMMENDATION – APPROVE**, subject to conditions to include the following:

<b>02003</b>	Time Limit (3yrs)
<b>05003</b>	Extension to match
<b>13007</b>	Permitted Development (Windows)
<b>Nonstand</b>	Window obscure glazing

### **BACKGROUND PAPERS:**

Planning Application File Reference: 0803175FUL  
East of England Plan – Revision to the Regional Spatial Strategy May 2008  
Cambridgeshire and Peterborough Structure Plan, 2003  
Huntingdonshire Local Plan, 1995  
Huntingdonshire Local Plan Alteration, 2002  
Huntingdonshire Local Development Framework Submission Core Strategy 2008  
Huntingdonshire Interim Planning Policy Statement 2007  
Huntingdonshire Design Guide, 2007

### **CONTACT OFFICER:**

Enquiries about this report to **Ms Lisa Palmer Assistant Planning Officer**  
**01480 388431**