**HUNTINGDONSHIRE DISTRICT COUNCIL**

**25/00344/HHFUL**

**OFFICER REPORT**

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**Case No:** **25/00344/HHFUL** **Householder (Full)**

**Proposal:** **Installation of window to side elevation**

**Location:** **11 Manor Gardens Buckden St Neots**

**Applicant:** **Mrs Woods**

**Grid Ref:** **519399 267579**

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## DESCRIPTION OF SITE AND APPLICATION

The application site at 11 Manor Gardens is occupied by a two-storey detached dwellinghouse located in a residential area within Buckden. The site falls within Flood Zone 1 of the Environment Agency's Flood Map for Planning and there are no constraints relative to the site.

This application seeks permission for the installation of a window to the side elevation.

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)

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)

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

**RELEVANT PLANNING HISTORY**

16/00524/HHFUL - Two storey rear extension and first floor side extension to provide living accommodation for disabled person. (Permission)

**CONSULTATIONS**

Buckden Parish Council - No comment 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:

- Design and Visual Amenity
- Residential Amenity

*Design and Visual Amenity

The application site at 11 Manor Gardens is occupied by a two-storey detached dwellinghouse located within a residential area in Buckden. The application seeks permission for the installation of a window to the ground floor side elevation serving a living room.
When taking into account the installation of the window on the side elevation, this is considered acceptable with regards to design, with the window utilising the same materials as existing, alongside being similar in appearance. Additionally, by virtue of its location on the ground floor, and taking into account existing boundary treatments, it is not considered that the window will be entirely visible when viewed from the street, resulting in a neutral impact on the character and appearance of the wider area.

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. It therefore accords with Policies LP11 and LP12 of Huntingdonshire's Local Plan to 2036 in this regard.

*Residential Amenity

Whilst the proposed window is to be the only window on the side elevation, given the scale of the window and the location of these on the host dwelling in comparison to adjacent dwellings, it is not considered that there would be any unacceptable material impacts in terms of loss of privacy or overlooking, nor would there be any overbearing or loss of light impact. It is noted that there is an existing door on the side elevation of the dwelling, and the adjacent dwelling at no.9 contains a garage closest to the side elevation where the window is proposed and does not serve any habitable rooms, so the proposals will not result in any detrimental impact regarding overlooking on no.9. Furthermore, given that ground floor windows can be installed under Permitted Development

rights, and considering the existing boundary treatments and the separation distance to the rear garden of no.9, it is considered that the proposal would not result in any harmful impact on the private amenity space to the rear. Officers also note that the occupants of no.9 were notified in writing of the proposals, and no representations have been made at the time of determination. Overall, on balance, taking into account all of the factors above, the development would not have a significantly detrimental impact on residential amenity.

Overall, taking these factors into account, 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 HDC's Local Plan to 2036 in this regard.

*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.

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**