OFFICER REPORT

Case No: 25/00240/HHFUL Householder (Full)

Proposal: Loft conversion, including a new bedroom, bathroom, and storage room. Addition of roof light, and installation of a gable roof dormer.

Location: 27 Flamsteed Drive Huntingdon PE29 6JF

Applicant: Miss Lucy Morris

Grid Ref: 521935 272356

DESCRIPTION OF SITE AND APPLICATION

This application relates to 27 Flamsteed Drive, a two-storey detached dwellinghouse located within a residential estate in Huntingdon. The site has no relevant constraints.

The application seeks permission to convert the loft and erect a dormer to the rear and gable dormer and separate roof light to the front.

The internal conversion of a loft space would not be defined as development under section 55 of the Town and Country Planning Act 1990 and therefore has not been assessed as part of this application. The addition of the dormers and rooflight do fall within the definition of development and therefore form part of the assessment.

Officers note that Schedule 2 - Part 1 - Class B of the General Permitted Development Order (As Amended) 2015, allows for the enlargement of a dwellinghouse consisting of an addition or alteration to its roof. This proposal would fall within the permitted development parameters under this section and therefore would form the fallback position for this application.

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) paragraph 8 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 also sets out the Government's planning policies for (amongst other things):
* making effective use of land
* achieving well-designed, beautiful, and safe places;
* conserving and enhancing the natural 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)
LP 11 Design Context
LP 12 Design Implementation
LP 14 Amenity

Huntingdon Neighbourhood Plan 2019 - 2026
Policy BE1 - Design

Supplementary Planning Guidance/Documents:

Huntingdonshire Design Guide Supplementary Planning Document (2017):
3.1 Place Making Principles
3.7 Building Form

Huntingdonshire Landscape and Townscape Supplementary Planning Document 2022

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

PLANNING HISTORY

9401133OUT - Residential development (17.67 hectares) Land off Hinchingbrooke Park Road, Huntingdon.
9700665REM - Siting, design & layout of 59 dwellings, roads, sewers, garages & ancillary works

CONSULTATIONS

Huntingdon Town Council recommend approval.

REPRESENTATIONS

No Representations have been received at the time of determination.

SUMMARY OF ISSUES

The key issues to be considered are as follows: -
Design and Visual Amenity
Residential amenity

Design and Visual Amenity
The relevant policies within Huntingdonshire's local plan to 2036, relating to Design and Visual Amenity are LP 11 Design Context and LP 12 Design Implementation and Policy BE1 (Design) of the Huntingdon Neighbourhood Plan 2019 - 2026.

The proposed rooflight will sit to the front elevation of the dual pitched roof in materials that are sympathetic to the existing roof tiles. It is therefore considered that the rooflight will have a neutral impact on the character and appearance on the front of the property.

Moving to the front gabled dormer, there are no examples of front dormers on the main front elevation roofs of the immediately adjacent houses. However, the neighbouring property has a small gabled dormer, on the single storey dual pitched garage roof, facing the front. In addition, the design of the neighbouring properties presents with a larger gable bay window arrangement to the front elevation. It is therefore considered that the front gabled dormer would not significantly impact on the character and appearance of the area regarding design and visual amenity.

In terms of the dormer to replace the rear roof slope of the dwelling, there are currently no examples of dormers of this scale within the immediate vicinity. The dormer would be publicly visible to the rear from Bradley Road. The dormer is proposed at approximately 7m wide and 2.8m deep of box construction. Whilst officers acknowledge that the dormer would alter views to the rear of the property the sympathetic materials proposed to match that of the dwelling would reduce the impact and therefore considered not to be so significant to warrant a refusal on this basis.

Given the above, the proposed scale, design, and layout of the dormer would not result in any significant harm to the character and appearance of the immediate vicinity. Therefore, the proposal accords with Policies LP11 and LP12 of Huntingdonshire's Local Plan to 2036, Policy BE1 of the Huntingdon Neighbourhood Plan 2019 - 2026, and Huntingdonshire Landscape and Townscape Supplementary Planning Document 2022 in this regard.

Impact on residential amenity

Regarding residential amenity, the relevant policy within the local plan to 2036 (LP 14 Amenity), applies.

No objections have been received from neighbouring occupiers in terms of overbearing, overlooking, or overshadowing. Officers have assessed the likely impact on overlooking, overbearing, and overshadowing on the nearest neighbours at 18,20, 22, 29 and 25 Flamsteed Drive and also that of 2 and 4 of Bradley Road.

Regarding the amenity impacts of overlooking, overshadowing, and overbearing to the neighbouring properties to the front of the site, the scale, design, and location of the dormer and rooflight do not give rise to any significant impact concerns in this regard.

In terms of the rear dormer, officers have no concerns with regards to overbearing however acknowledge that there may be a small degree of overshadowing for the neighbours at 29 and 25 Flamsteed at the very start and end of the day. However, the gardens and windows affected are south facing and therefore officers do not consider the shadowing significant enough to warrant a refusal on this basis.

Officers have considered the increase in overlooking on 29 and 25 Flamsteed Drive and that of 2 and 4 Bradley Road. The distance from the rear of the dormer and the boundary with 2 Bradely Road is approximately 9 metres. It is acknowledged that there is current over looking into the area immediately to the rear of 2 Bradley Road from the first-floor windows and the increase in height would result in further overlooking. However, Schedule 2 - Part 1 - Class B forms the fallback position for this application and the proposal does not create any additional impact than that which would be present if the proposal was built under permitted development.

As such officer consider that the impact created by the proposal on overlooking would not be sufficient to warrant a refusal in this case.

Given the above, the location, size, and design of the development is considered unlikely to give rise to significant amenity impacts in terms of overbearing, overshadowing, and overlooking on the neighbouring properties. Therefore, the proposal accords with Local Plan Policy LP14 of Huntingdonshire's Local Plan to 2036 in this regard.

CONCLUSION

Taking the above matters into consideration the proposed development is considered to be compliant with relevant national and local planning policies, in that it

*Is of an appropriate scale and design;
*It would not have a harmful impact upon the character and appearance of the immediate locality; and

*It would not have a significantly detrimental impact upon the amenity of the 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 **Andrea Dollard**