HUNTINGDONSHIRE DISTRICT COUNCIL

25/00537/HHFUL

OFFICER REPORT

Case No: **25/00537/HHFUL** **Householder (Full)**

Proposal: **Proposed roof dormer rear and rooflights to front**

Location: **1 Dixy Close St Neots PE19 6BA**

Applicant: **Todor Todorov**

Grid Ref: **520318 260585**

DESCRIPTION OF SITE AND APPLICATION

The property is a detached two storey brick house, located within a residential area of St Neots.

The site is situated in flood zone 1 and there are no designated heritage assets in the vicinity.

Officers have scrutinised the plans and have familiarised themselves with the site and surrounding area.

The application is for a rear dormer and rooflights to the front. It is noted that Permitted Development Rights have been removed from the property and therefore a planning application has been submitted. Revised plans have been received during the lifetime of the application, due to a minor design change to fenestration details on the rear dormer and therefore it was not considered necessary to reconsult on the proposal.

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 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

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

St Neots Neighbourhood Plan 2014-2029 (2016)
* Policy A3 – Design

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

PLANNING HISTORY

25/00141/CLPD - Lawful development certificate for proposed dormer loft conversion at the rear of the detached property with flat roof – Withdrawn 06.03.2025

CONSULTATIONS

St Neots Town Council recommends approval. It is considered that the proposal improves the property and makes efficient use of the site.

REPRESENTATIONS

No objections received at 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

Policies LP11 and LP12 of the Huntingdonshire Local Plan to 2036 state that developments should respond positively to their context, draw inspiration from the key characteristics of its surroundings and contribute positively to the area's character and identity.

The proposed works are for a roof dormer to the rear and rooflights to front. It is noted that during the lifetime of the application, design amendments have been received to the rear dormer, following Officer concerns and to align the design in line with the Huntingdonshire Design Guide SPD (2017). This has resulted in the size and position of the windows on the rear dormer being amended to match the fenestration details on the existing main dwelling.

The rear dormer is to be finished in hanging tiles to match the existing roof colour as closely as possible

The proposal also includes the provision of five velux style roof lights to the front roof slope. It is noted that these are sufficiently high within the roof slope, mitigating their visibility from the street scene.

Therefore, overall, it is considered that the scale, bulk and design of the development compliment the host building and would not harm the general character of the area. The proposal, therefore, accords with LP11 and LP12 of Huntingdonshire's Local Plan to 2036 (2019) in this regard.

*Residential Amenity

Policy LP14 of the Local Plan to 2036 states 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.

The dormer windows will overlook neighbouring rear gardens and parking spaces. It is noted that views of this area are already present from first floor windows. The rooflights to the front roof slope will overlook the public street, with views already afforded by the first floor rooms. It is noted that the rear dormer extension and roof lights would be allowed under Permitted Development Rights, but that this provision has been removed from the housing development; the proposal would otherwise accord with Permitted Development Rights. It is considered that the proposal will not result in any significantly detrimental additional overlooking of neighbouring private amenity space, such to warrant refusal of the application.

Therefore, overall, the development is considered acceptable in terms of overshadowing, overlooking, loss of privacy, loss of light and would not have a significant impact upon residential amenity. The proposal, therefore, accords with LP14 of Huntingdonshire's Local Plan to 2036 (2019) 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 designated heritage asset;
* 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 **Olivia Manton**