HUNTINGDONSHIRE DISTRICT COUNCIL

24/02176/HHFUL

OFFICER REPORT

Case No: **24/02176/HHFUL** **Householder (Full)**

Proposal: **Amend rear first floor window to a double door opening internally with glazed juliette balcony**

Location: **61 Highfield Avenue Alconbury Weston Huntingdon**

Applicant: **Mr and Mrs Berridge**

Grid Ref: **517672 276783**

DESCRIPTION OF SITE AND APPLICATION

The property is a two storey detached brick house with white render to the first floor. It is located within a residential area of Alconbury Weston.

It is located within flood zone 1. 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 to amend the rear first floor window to a double door opening internally with glazed Juliette balcony. It is noted that such works are not considered to be permitted development, where planning permission would not be required, as under Schedule 2 Part 1 Class A (k) (i) of the General Permitted Development Order 2015 (as amended), development is not permitted for the construction or provision of a verandah, balcony or raised platform. Therefore planning permission is required.

NATIONAL GUIDANCE

The National Planning Policy Framework (12th 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

Planning Practice Guidance is also relevant and a material consideration.

Huntingdonshire Design Guide Supplementary Planning Document (2017):
* Place Making Principles - Part 3.8 Building Detailing

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

PLANNING HISTORY

95/00081/FUL - Erection of an extension to dwelling – permission granted 13.03.1995

CONSULTATIONS

Alconbury Weston Parish Council supports the application as long as it meets listed building regulations

Officer comment – it is noted that this property is not a listed building and is not within a conservation area.

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 proposal is for the amendment of a rear first floor window to a double door glazed Juliette balcony. It is noted that there is a large area of open grassland to the rear that belongs to a neighbouring property. The introduction of a Juliette balcony in this location does not introduce any new views to the area as these are already through the first floor rear windows.

The brown framed window is to be replaced with a Juliette balcony of brown framed double doors, opening inwards, and a glazed balustrade. The change is to the rear of the dwelling and therefore will not be visible from the public realm. Therefore, it is considered that this change to the fenestration detail will blend in with the existing fenestration finish and will not harm the character of the building or the local area.

Therefore, it is considered that the scale, bulk and design of the development complements 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 area overlooks the property's rear garden and an area of open grassland beyond. The Juliette balcony replaces an existing first floor window and therefore no new views are introduced by the introduction of the increased area of glazing.

Therefore, 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 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:
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