OFFICER REPORT

Case No: 24/02323/HHFUL Householder (Full)

Proposal: Loft conversion with dormer and rooflight

Location: 4 Furrowfields St Neots PE19 6GU

Applicant: Mr and Mrs Jason Dixon

Grid Ref: 519941 260499

DESCRIPTION OF SITE AND APPLICATION

This application relates to 4 Furrowfields, a two-storey terraced dwellinghouse located within a residential estate in St Neots. The site has no relevant constraints.

The application seeks permission to covert the loft and erect a dormer and rooflight. Officers note the refused Certificate of Lawful Permitted Development application reference 24/01832/CLPD. This application was refused as planning permission 1000173REM under condition 10 removed permitted development rights to which the proposals fall.

As stated in the Officer report for the CLPD application, 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 dormer and rooflight do fall within the definition of development and therefore form part of the assessment.

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

St Neots Neighbourhood Plan 2014 - 2029

Policy A3 - 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

0101550OUT - Housing and mixed use (business, leisure and primary school) with supporting infrastructure 63.2 hectares - Permission - 03.04.2006
1000173REM - Approval of access, appearance, layout and scale for the erection of 60 dwellings (parcel C5) - Details Approved - 10.05.2010
24/01832/CLPD - Proposed loft conversion with dormer and rooflights - Refused - 28.11.2024

CONSULTATIONS

St Neots Town Council Support the application commenting "Efficient Use of the site, Improves the property"

REPRESENTATIONS

Representations have been received from the following address;

2 Furrowfields, St Neots

Full comments can be viewed online but broadly relate to;

- No objection to the proposal but raises the following concerns
- Party Wall agreements and Costs incurred in the process
- Development hours

SUMMARY OF ISSUES

The key issues to be considered are as follows: -

Design and Visual Amenity
Residential amenity

<u>Design and Visual Amenity</u>

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 A3 Design of the St Neots Neighbourhood Plan 2014 - 2029.

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.

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 visible from the rear (West) and Side (South), as it sits below the original dwelling ridgeline and is shielded from view by the built form of number 2 Furrowfields. The rear and side elevations visible open out onto car parks and the rear of other dwellings. Whilst officers acknowledge that the dormer would alter views to the south and west. the impact on visual amenity would not be so significant to warrant a refusal. Materials to match the dormer with the original roof tiles will be conditioned to ensure the external appearance respects the character and appearance of the area.

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 A3 of the St Neots Neighbourhood Plan 2014 - 2029, 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 acknowledge the concerns regarding construction noise, and this has been addressed below in other matters.

Officers have assessed the likely impact on overlooking, overbearing and overshadowing on the nearest neighbours at 2 and 6 Furrowfields. In terms of overlooking and overbearing, the scale, and location of the dormer and rooflight do not give rise to any significant impact concerns in this regard.

Given the above, the location, size, and design of the development is considered unlikely to give rise to any significant amenity impacts in terms of overlooking, overbearing, or overshadowing or other environmental impacts. The proposal is therefore compliant with Local Plan Policy LP14 of Huntingdonshire's Local Plan to 2036 in this regard.

Other Matters

Officers acknowledge the representations made by third parties in relation to party wall agreements and costs. These are civil matters and not material considerations of the proposal. Therefore, they have not been considered as part of the officer assessment.

In terms of noise during construction, the size of the development would not warrant conditions around construction hours, however the occupiers of the adjacent dwellings have the option of reporting to the HDC environmental health team should the noise of construction be completed antisocially.

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.

If you would like a translation of this document, a large text version or an audio version, please contact us on 01480 388424 and we will try to accommodate your needs.

CONTACT OFFICER:
Enquiries about this report to **Andrea Dollard**