OFFICER REPORT

Case No: 25/00632/HHFUL Householder (Full)

Proposal: Proposed replacement of existing conservatory roof and frames

Location: 12A Avenue Road St Neots PE19 1LJ

Applicant: Martin And Natalie Yateman

Grid Ref: 518654 260497

DESCRIPTION OF SITE AND APPLICATION

The property is a detached two storey brick dwelling with integrated garage. It is located within a residential area of the St Neots Conservation Area and within Flood Zone 1.

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

The application is for the proposed replacement of the existing conservatory roof and frames.

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 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
LP34: Heritage Assets and their Settings

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

St Neots Conservation Area Character Assessment (October 2006)

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

PLANNING HISTORY

8300694FUL – Erection of dwelling – permission granted 15.06.1983
0503443PDE - Proposed demolition of part of front wall to create wider access – planning permission not required 17.11.2005

CONSULTATIONS

St Neots Town Council recommends approval. It is considered that the proposal will enhance the character of the 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 and Impact on Heritage Assets
- Residential amenity

*Design and Visual Amenity and Impact on Heritage Assets

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.

Policy LP34 states that a proposal within, affecting the setting of, or affecting views into or out of, a conservation area should preserve, and wherever possible enhance, features that contribute positively to the area's character, appearance and setting as set out in character statements or other applicable documents.

The application site is in the St Neots Conservation Area.

Section 72 of the Planning (LBCA) Act 1990 states that special attention shall be paid to the desirability of preserving or enhancing the character or appearance of a Conservation Area.

Para. 212 of the NPPF set out that 'When considering the impact of a proposed development on the significance of a designated heritage asset, great weight should be given to the asset's conservation (and the more important the asset, the greater the weight should be). This is irrespective of whether any potential harm amounts to substantial harm, total loss or less than substantial harm to its significance'. Para. 213 states that 'Any harm to, or loss of, the significance of a designated heritage asset (from its alteration or destruction, or from development within its setting), should require clear and convincing justification…'

Local Plan policy LP34 aligns with the statutory provisions and NPPF advice.

The Council will consider the significance of a designated heritage asset and where there is less than substantial harm, this will be weighed against the public benefits of the proposal. Where there

is deemed to be substantial harm, then the proposal would need to achieve substantial public benefits to outweigh that harm.

The proposed works are for the replacement of the existing conservatory roof and frames, in order to update the materials to make the conservatory more useable. The current structure is of a brick plinth with brown upvc frames and a monopitch polycarbonate roof. The replacement will have a monopitch roof with hipped ends and a composite slate roof to match the existing main dwelling. The frames will be a pearl grey upvc. The existing footprint will not be altered.

The conservatory is to the rear of the dwelling with no visibility from the street scene and therefore it is considered that the proposed development will not harm the character of the local area or impact the Conservation Area.

Therefore, it is considered that the scale, bulk and design of the development compliment the host building. Officers have given special attention to the desirability of preserving or enhancing the character or appearance of the adjacent Conservation Area. It is considered that harm will not be caused to this designated heritage asset because the development would have a neutral effect. The proposal, therefore, accords with LP11, LP12 and LP34 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 proposals involve the replacement of the existing conservatory roof and frames. The change in roof structure will result in a height increase of 30 centimetres. There is no change to the footprint of the current structure. Therefore, it is considered that there will be no significant impact upon the residential amenity of neighbouring properties.

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 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**