HUNTINGDONSHIRE DISTRICT COUNCIL

25/00549/HHFUL

OFFICER REPORT

Case No: **25/00549/HHFUL** **Householder (Full)**

Proposal: **Reduce size of existing first floor window on front elevation to accommodate a new window. New first floor landing window on side elevation and interal alterations**

Location: **9 Princes Street Ramsey Huntingdon**

Applicant: **Nicola Clarke**

Grid Ref: **528175 285451**

DESCRIPTION OF SITE AND APPLICATION

The site comprises of a two-storey semi-detached dwellinghouse located on Princes Street in Ramsey. There are no constraints relevant to the site.

The application seeks planning permission to reduce the size of the existing first floor window on the front elevation to accommodate a new windows and a new first floor landing window on the side elevation and internal alterations.

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) 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;
* achieving well-designed places;
* conserving and enhancing the natural environment;
* conserving and enhancing the historic environment.

Planning Practice Guidance and the National Design Guide 2019 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

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

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

RELEVANT PLANNING HISTORY

21/00159/HHFUL - Single storey side extension - Permission

CONSULTATIONS

Ramsey Town Council were consulted; however, no comments were received at the time of determination.

REPRESENTATIONS

None received at the 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

Policy LP 11 of the adopted Local Plan to 2036 states that a proposal will be supported where it is demonstrated that it responds positively to its context and has drawn inspiration from the key characteristics of its surroundings and has regard for the guidance contained within the Design SPD (2017).

Princes Street hosts dwellings of varying design and style with both semi-detached and detached dwellings forming the street scene. Number 9 is a two-storey semi-detached dwellinghouse of brick and render construction.

This proposal seeks permission to reduce the size of the first-floor window to the front elevation to introduce a new window and add a new first floor landing window to the side elevation. The proposed alterations to the front of the dwelling would reduce the size of the existing window to create an additional window to serve a bedroom. The addition of a first-floor window in the eastern side elevation would be to serve a landing. The window would be a small window and would be obscure glazed. The proposed new windows would be white UPVC to match the existing windows. The proposed windows and materials would be in keeping with the character and appearance of the host dwelling and the surrounding area.

The proposal by virtue of its siting, scale, size and design would not cause any detrimental impact to the character and appearance of the host dwelling or the surrounding area.

Overall, it is considered the proposed development is acceptable with regard to design and visual amenity and therefore accords with Policies LP11 and LP12 of Huntingdonshire's Local Plan to 2036.

Residential Amenity

Policy LP14 states that 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 in terms of light, outlook, privacy and noise.

In terms of neighbouring amenity, the proposed first floor window to the front elevation would face towards the street front and would offer no further views to what is already available form the existing first floor window. The proposed first floor side window would be sited approx. 8.9 metres from neighbouring site No7. Given that the proposed window would serve a landing, would be obscure glazed and have a separation distance of over 8 metres, it is not considered that the proposed window would cause any detrimental impact to no7 with regards to overlooking or loss of privacy.

Overall, the development is considered acceptable in terms of overshadowing, overbearing impact, overlooking, loss of privacy, loss of light and would not have a significant impact upon residential amenity and therefore accords with Policy LP14 of Huntingdonshire's Local Plan to 2036 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:
Enquiries about this report to **Robyn Kerrigan**