HUNTINGDONSHIRE DISTRICT COUNCIL

25/01042/HHFUL

OFFICER REPORT

Case No: **25/01042/HHFUL** **Householder (Full)**

Proposal: **Conversion of an existing roof space including roof windows to principle elevation and first floor side elevation window.**

Location: **19 Meadow Close Stilton Peterborough**

Applicant: **Mr & Mrs Williams**

Grid Ref: **515840 289702**

DESCRIPTION OF SITE AND APPLICATION

The application site at 19 Meadow Close is occupied by a two-storey detached dwellinghouse located in a residential area within Stilton. The site falls within Flood Zone 1 of the Environment Agency's Flood Map for Planning and there are no constraints relative to the site.

This application seeks permission for the conversion of an existing roof space including roof windows to principal elevation and first floor side elevation window.

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;
* building a strong, competitive economy;
* achieving well-designed, beautiful and 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

LP17: Parking Provision and Vehicle Movement

Neighbourhood Plan and relevant policies where applicable

Huntingdonshire Design Guide Supplementary Planning Document (2017):

* Place Making Principles parts 3.7 Building Form and 3.8 Building Detailing

Huntingdonshire Landscape and Townscape Supplementary Planning Document (2022)

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

RELEVANT PLANNING HISTORY

8601927FUL - Residential development, (2.955 ha) OSP No. 8764 off Norman Drive/ Manor Road, Stilton (Permission)

8902006FUL - Erect one dwelling with garage, land at Norman Drive, Stilton (Permission)

CONSULTATIONS

Stilton Parish Council - Recommend approval, make following comments:

o No. 19 situated at the end of Meadow Close, do not believe that the proposed conversion will impact houses/neighbours nearby.
o Visual amenity of the area is preserved, parking adequate, highway safety maintained and road access sufficient.
o No adverse effect on nature conservation and biodiversity.

REPRESENTATIONS

None received at the time of determination.

SUMMARY OF ISSUES

The main issues to consider in the determination of this application are:

o Design and Visual Amenity
o Residential Amenity
o Parking Provision and Vehicle Movement

*Design and Visual Amenity

The application site at 19 Meadow Close is occupied by a two-storey detached dwellinghouse located within a residential area in Stilton. The application seeks permission for the conversion of an existing roof space including roof windows to principal elevation and first floor side elevation window. It is noted that the internal conversion of a loft space would not be defined as development under section 55 of the Town and Country Planning Act 1990, however the alteration of the roof alongside the addition of the windows to the roof of the principal elevation and first floor side elevation are classed as development and are assessed below.

When taking into account the installation of the window on the side elevation, this is considered acceptable with regards to design, with the window utilising the same materials as existing, alongside being similar in appearance. The roof windows are minor in size, and when considering their location on the primary elevation of the dwelling in place of the existing inverted dormer which is to be infilled to facilitate the internal conversion, it is determined that there will be no significantly

detrimental impact on the character or appearance of the area as a result. This is further supported by the roof tiles which will replace the inverted dormer are to match existing, and will help to provide a more uniform appearance of the roof when viewed from the street.

Overall, taking the above factors into consideration, the proposed development is considered to be acceptable with regard to design and visual amenity and would not have a significantly detrimental impact upon the character or appearance of the area. It therefore accords with Policies LP11 and LP12 of Huntingdonshire's Local Plan to 2036 in this regard.

*Residential Amenity

Given the scale of the proposed windows and the location of these on the host dwelling in comparison to adjacent dwellings, alongside noting the location of existing windows on the dwelling, it is not considered that there would be any unacceptable material impacts in terms of loss of privacy or overlooking, nor would there be any overbearing or loss of light impact.

Overall, taking these factors into account, 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 HDC's Local Plan to 2036 in this regard.

*Parking Provision and Vehicle Movement

Officers note that the proposals will result in an increase of habitable rooms in the dwelling, which may result in the increase in a number of occupiers of the dwelling which utilise a vehicle as a mode of transport. However, when considering the size of the hardstanding area to the front of the application site, it is determined that this would allow for sufficient space for the off-street parking of an additional vehicle, and as such this is considered to be acceptable in terms of sufficient parking provision.

Overall, the development being considered is acceptable with regard to parking provision and vehicle movement, and will not be detrimental to highway safety in the locality. It therefore accords with Policy LP17 of the Local Plan.

*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 character and appearance of the area;
* Would not have a significantly detrimental impact upon the amenity of neighbours;
* Would not have a significantly detrimental impact on parking provision and vehicle movement.

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 **Josh France**