HUNTINGDONSHIRE DISTRICT COUNCIL

25/00123/HHFUL

OFFICER REPORT

Case No: **25/00123/HHFUL** **Householder (Full)**

Proposal: **Convert bow window into bay window**

Location: **5 Suffolk Close St Ives PE27 3DS**

Applicant: **Mr Dominic Meagher**

Grid Ref: **531183 273691**

DESCRIPTION OF SITE AND APPLICATION

The application site at 5 Suffolk Close is occupied by a two-storey detached dwellinghouse located within a residential area to the north of St Ives. There are no constraints relative to the site.

This application seeks permission for the conversion of a bow window into a bay 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

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

None relevant.

CONSULTATIONS

St Ives Town Council - Support the application.

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

The application site at 5 Suffolk Close is occupied by a two-storey detached dwellinghouse located to the north of St Ives and within a residential area. The application seeks permission for the conversion of the existing bow window at the front of the dwelling into a bay window. The proposal involves the addition of a dwarf wall beneath the window cill using brickwork to match the existing dwelling. The wall will project 0.7 metres out from the façade of the dwelling, matching that of the existing window and the lean-to roof above it, both of which are proposed to be retained in their current form. This helps to integrate the development within the existing dwelling, and results in a neutral impact upon the character and appearance of the surrounding area. It is noted that whilst the dwellings immediately surrounding the application site also include bow windows, there is a variation in both bow and bay windows in the surrounding residential area, so would be acceptable with regards to its design in this case.

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 and type of development proposed, with the existing window to be retained, alongside having regard to adjacent properties, it is not considered that there would be any unacceptable material impacts in terms of overbearing or loss of light, nor would there be any issues relating to overlooking or loss of privacy.

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.

*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;

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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