HUNTINGDONSHIRE DISTRICT COUNCIL

25/00629/HHFUL

OFFICER REPORT

Case No: **25/00629/HHFUL** **Householder (Full)**

Proposal: **Proposed loft conversion with rear dormer and skylight to front aspect**

Location: **21 Belland Hill St Neots PE19 6AJ**

Applicant: **Lianne Snow**

Grid Ref: **520069 260375**

DESCRIPTION OF SITE AND APPLICATION

The dwelling is a two storey semi-detached property within a relatively new housing estate in a residential area of St Neots. The property is finished with pale cladding on the first floor front elevation and brick to the ground floor. Officers have scrutinised the plans and have familiarised themselves with the site and surrounding area.

The site is situated in flood zone 1 and there are no designated heritage assets in the vicinity.

The application is for a loft conversion with rear dormer and skylight to the front aspect. It is noted that this is the same application as approved in May 2022, with the same plans and description. The previous application (22/00058/HHFUL) is no longer extant.

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

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

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

PLANNING HISTORY

18/01531/HHFUL - Single storey rear extension and single storey side extension – permission granted 13.09.2018
22/00058/HHFUL - Loft conversion with rear dormer and skylight to the front aspect – permission granted 05.04.2022

CONSULTATIONS

St Neots Town Council recommends approval. It is considered that the proposal is in keeping with the locality.

REPRESENTATIONS

No objections received at 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

*Design and Visual Amenity

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.

The proposal is for a loft conversion with a rear dormer and two velux style skylights to the front aspect. The rear dormer will have a cladding finish, reflecting the current materials finish to the property. Two velux style windows are proposed to the front roof elevation. The property sits within a new residential development of varying styles. It is noted that properties within close proximity have dormers to the front elevation.

Therefore, overall, it is considered that the scale, bulk and design of the development complement the host building and would not harm the general character of the area. The proposal, therefore, accords with LP11 and LP12 of Huntingdonshire's Local Plan to 2036 (2019) and Policy A3 of the St Neots Neighbourhood Plan 2014-2029 (2016) 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 dormer on the rear elevation measures 2.27 metres in height, 4.04 metres in width and 3.26 metres in depth. The additional view afforded to the property will be across a public highway and therefore, while there will be some additional overlooking of neighbouring gardens immediately

adjacent to the property, the impact on the residential amenity of neighbours is not considered to be significant, particularly as views are already existing from the first floor. Two velux style rooflights are proposed in the front roof elevation which will look onto the public highway. It is noted that the proposal accords with Permitted Development Rights, where planning permission would not be required and therefore is considered acceptable.

Therefore, overall, 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 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:
Enquiries about this report to **Olivia Manton**