HUNTINGDONSHIRE DISTRICT COUNCIL

25/00275/HHFUL

OFFICER REPORT

Case No: **25/00275/HHFUL** **Householder (Full)**

Proposal: **Roof dormer extension.**

Location: **59 Hemingford Road St Ives PE27 5HF**

Applicant: **Mr & Mrs Flack**

Grid Ref: **530554 270764**

DESCRIPTION OF SITE AND APPLICATION

The application site is a two-storey detached dwellinghouse located on Hemingford Road in St Ives. The site is adjacent to the St Ives Conservation Area and falls within Flood Zone 3.

The application seeks planning permission for a roof dormer extension.

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 5: Flood Risk
LP 11: Design Context
LP 12: Design Implementation
LP 14: Amenity
LP 34: Heritage Assets and their Settings

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

96/00082/FUL – Extension to dwelling – Permission

0603104FUL – Extension to dwelling – Permission

CONSULTATIONS

St Ives Town Council support the application and comment that the overlooking window should be frosted.

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
- Impact on the Conservation Area
- Flood Risk

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).

The application site is located to the west of Hemingford Road and is of brick and tile construction with elements of render and cladding present on site. The application proposes to extend an existing dormer to the east elevation which serves an en-suite. The proposed extension of the dormer would be minor in scale and the materials proposed would match the existing.

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.

The neighbouring property to the east is No 57 Hemingford Road. The proposed dormer extension which faces towards No 57 would stay the same in width and protrude in depth by an additional 382mm. Given that the window would serve an en-suite, in order to protect the privacy of the occupants and prevent overlooking to the neighbouring dwelling, it is considered appropriate to impose a condition to ensure the window is obscure glazed and non-opening up to a height of 1700mm above internal finished floor level. The proposed elevations state that the existing window is to be refitted and it appears that the existing window meets these requirements.

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.

Impact on the 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. The NPPF 2024 states that great weight should be given to the conservation of a heritage asset (paragraph 212) which is consistent with Policy LP34 of the Local Plan.

The application site sits adjacent to the St Ives Conservation Area. The proposed roof dormer extension would be a minor change to what is currently present on site and matching materials would be used. It is therefore considered that the proposal would preserve the character and appearance of the adjacent St Ives Conservation Area and the proposals accord with the Planning (Listed Buildings and Conservation Areas) Act 1990, NPPF 2024 and Local Plan Policy LP34.

Flood Risk

The application site is in Flood Zone 3 as identified by the Huntingdonshire Strategic Flood Risk Assessment (2024), which means it has a high probability of flooding. Given the nature of the proposal at first floor level, the proposal would not increase the risk of flooding and complies with Policy LP5 of the Local Plan to 2036 and the NPPF 2024.

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;
* Would not have a harmful impact on designated heritage assets;
* Would not result in an increased risk of flooding in the locality.

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**