HUNTINGDONSHIRE DISTRICT COUNCIL

25/00152/HHFUL

OFFICER REPORT

Case No: **25/00152/HHFUL** **Householder (Full)**

Proposal: **Proposed dormer window to rear of property (retrospective application)**

Location: **15 The Waits St Ives PE27 5BY**

Applicant: **Mr Phillip Wyman**

Grid Ref: **531065 271520**

DESCRIPTION OF SITE AND APPLICATION

The application site at 15 The Waits is occupied by a two and a half-storey end of terrace dwellinghouse located to the north west of St Ives Town Centre. The application site is located within St Ives Conservation Area with a number of Listed Buildings located along The Waits. The site also falls partly within Flood Zone 3 and completely within Flood Zone 2 of the Environment Agency's Flood Map for Planning.

This application seeks permission for a dormer window to the rear of the property (retrospective application).

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)

LP5: Flood Risk
LP11: Design Context

LP12: Design Implementation
LP14: Amenity
LP34: Heritage Assets and their Settings

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)

St Ives Conservation Area Character Statement (2007)

Huntingdonshire Strategic Flood Risk Assessment (2024)

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

RELEVANT PLANNING HISTORY

20/00426/HHFUL - Construction of dormer window to the rear roof elevation (Permission)

CONSULTATIONS

St Ives Town Council - Support the application.

REPRESENTATIONS

17 River Place, St Ives – Objection, makes comments which are summarised and addressed by officers below:

- 15 The Waits looks over a terrace of townhouses, family homes and back gardens. It does NOT look over a block of flats.
- I had River Place valued in summer 2024. The value of my house is less than identical townhouses, due to the unsightly state and intrusive window in 15 The Waits.

Officer comment: This is not a planning issue and as such is not taken into account within this report

- The plan indicates textured glass to 1.5m above floor level. This would give clear line of sight into my lounge, kitchen and private garden. As well as neighbour's bedroom, lounges and gardens. If it is entirely textured I would not object.

Officer comment: When considering the surrounding area, there are a number of dormers on dwellings. This is also assessed in more detail in preceding sections of this report.

- There is a door on the first floor onto the ground floor flat roof. No other house in River Place is exposed by an intrusive roof terrace like this. It gives close and direct view into mine and other gardens, kitchens and lounge. I firmly object to this element.

Officer comment: This aspect of the dwellinghouse being assessed is not a part of the current application, and therefore is not considered as a part of the decision.

- The roof has been partially upgraded, but some of the work looks temporary. The rest is in total disrepair. Will there be a condition that the rest of the roof is renovated at the same time?

Officer comment: Whilst officers note the above, the current application concerns the dormer window only, and whilst this is within the roof in question, does not impact the roof due to the dimensions not being altered from that of the previous approval in 2020 (planning ref: 20/00426/HHFUL) after confirmation by the agent and considering the proposed plans.

- A new opening and window has been created in the rear ground floor, but does not appear on the planning application. Furthermore, there has been an attempt to repair the wall from damage caused when the window opening was made. I have no objections to the location of the window, but building control need to ensure the work has been done to a safe standard. It appears haphazard.

Officer comment: This is not considered within this planning application, which concerns only the dormer window within the roof of the dwellinghouse.

- If there is to be further delays to renovation, then the unsightly scaffolding, building waste and materials should be removed from the first floor outside space until owner is ready to proceed.

Officer comment: Whilst officers acknowledge this, there is no restriction on how long development can be undertaken for. Conditions are applied to householder applications which state that works must commence within three years of the date that planning permission is given, however there is no control over how long works may take. As such, there is no legal obligation for the removal of the scaffolding and materials from the previous permission due to the commencement of the development within three years of the approval.

SUMMARY OF ISSUES

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

- Design and Visual Amenity
- Impact on Heritage Assets
- Residential Amenity
- Flood Risk

*Design and Visual Amenity

The application site at 15 The Waits is occupied by a two and a half-storey dwellinghouse located within a residential area in St Ives. The application seeks retrospective permission for a dormer window to the rear of the property. It must be noted that a prior application, reference 20/00426/HHFUL, approved the erection of a rear dormer of a similar scale and design but does not reflect that of the current retrospective application. The dormer proposed is slightly set down from the maximum ridge height of the dwelling, at approximately 7.8 metres. The dormer measures 2.8 metres in width, and is considered minor in scale, thus integrating well within the host dwelling, being set centrally, and has a neutral impact on the character and appearance of the area. The proposed external materials of anthracite coloured shiplap boarding are considered acceptable with regards to design and its appearance within the surrounding area. Additionally, its location to the rear of the property will not cause any detrimental harm to the appearance of the area.

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.

*Impact on Heritage Assets

In assessing works within a Conservation Area, it should be regarded that:

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.

Section 66 of the Planning (LBCA) Act 1990 states that in considering whether to grant planning permission for development which affects a listed building or its setting, the Local Planning Authority shall have special regard to the desirability of preserving the building or its setting or any features of special architectural or historic interest which it possesses.

Para. 205 of the NPPF sets out that 'When considering the impact of a proposed development on the significance of a designated heritage asset, great weight should be given to the asset's conservation (and the more important the asset, the greater the weight should be). This is irrespective of whether any potential harm amounts to substantial harm, total loss or less than substantial harm to its significance'.

Para. 206 states that 'Any harm to, or loss of, the significance of a designated heritage asset (from its alteration or destruction, or from development within its setting), should require clear and convincing justification'

Local Plan policy LP34 aligns with the statutory provisions and NPPF advice.

Officers have considered the location of the application site and dormer within the St Ives Conservation Area. It is considered that the proposal would not result in any detrimental harm to the significance of the Conservation Area. Taking into account the surrounding dwellings, there are a considerable number with rear dormers, including at the adjacent 14 The Waits, approved under reference 19/01882/HHFUL. Therefore, the proposal is not considered to look out of place and is in keeping with the character of the area, preserving the importance of the St Ives Conservation Area.

As such, it is determined that the proposed development is acceptable with regards to its impact on the designated heritage assets and preserves its setting. It therefore accords with Policy LP34 of the Local Plan to 2036, the provisions of the NPPF (2024) and the Planning (LBCA) Act 1990.

*Residential Amenity

Given the scale and type of development proposed, 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.

The agent has confirmed that there is clear glass currently in the window, which is contrary to what was approved in the 2020 application (20/00426/HHFUL). The LPA has received clarity that it is proposed to install glazing up to 1.5 metres, and this will be secured by condition including a time limit for it to be implemented. It is considered that it would not be reasonable to pursue 1.7 metres of obscure glazing, given that there are dormers on the surrounding buildings and that the 2020 permission did not restrict the means of opening. It is also intended to restrict the means of opening on this approval, thereby offering a greater degree of protection on the residential amenity of neighbours.

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.

*Flood Risk

The application site lies in Flood Zone 2, as thus is liable to flood. It is noted that as the proposal would be considered 'minor development' as per the NPPF (2024), it is therefore not subject to Sequential or Exception Tests. The NPPF however does state that a Site-Specific Flood Risk Assessment should accompany applications for development within Flood Zone 2, which in this case has been provided. This details the mitigation measures that will be used to limit the risk of flood in the locality, which in this case is considered acceptable. Officers have also taken into consideration the type of development and it is considered that this would not result in significant issues in terms of surface water or altering flood risk when taking into account the surrounding area.

Therefore, taking the above into account the development is considered to be acceptable with regard to its approach to flooding and will not (given its scale and use) result in an increased risk of flooding in the locality. It therefore accords with Policy LP5 of the Local Plan to 2036.

*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 harmful impact upon the designated heritage assets;
* Would not have a significantly detrimental impact upon the amenity of neighbours;
* Would not have a significant impact on flood risk in the area.

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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