OFFICER REPORT

Case No: 25/00974/HHFUL Householder (Full)

Proposal: Replacement of windows

Location: 27 High Street Sawtry Huntingdon

Applicant: Mr & Mrs Coleman

Grid Ref: 516688 283867

DESCRIPTION OF SITE AND APPLICATION

The application site at 27 High Street is occupied by a two-storey end-of-terrace dwellinghouse located within a residential area in Sawtry. The application site lies within the Sawtry Conservation Area, with no Listed Buildings in the immediate vicinity. The application site falls within Flood Zone 1 of the Environment Agency's Flood Map for Planning.

This application seeks permission for the replacement of windows.

Officers have scrutinised the plans and have familiarised themselves with the site and surrounding area.

During the lifetime of the application, revised plans have been received to reflect that application will only be concerning the replacement of rear windows, as opposed to both the front and rear windows. Officers have accepted the amendments in this case and given the neutral impact, on the balance of fairness further consultation on this matter was not considered to be necessary.

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
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

Sawtry Neighbourhood Plan 2022 to 2036 (2023)

Huntingdonshire Landscape and Townscape Supplementary Planning Document (2022)

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

RELEVANT PLANNING HISTORY

81/00208/FUL - ALTERATIONS TO FORM GARAGES AND NEW ACCESS 27 HIGH STREET SAWTRY (Permission)

0212733FUL - Extensions and alterations to dwelling (Permission)

CONSULTATIONS

Sawtry Parish Council - No objections, recommend approval.

HDC Conservation Officer - No objection of rear windows as they are unlikely to have an impact on the Conservation Area, further comments in preceding sections of this report.

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
- Impact on Heritage Assets
- Residential Amenity

*Design and Visual Amenity

The application site at 27 High Street is occupied by a two-storey dwellinghouse as a part of a mid-Victorian development in a terrace of three, which combine to make a valuable contribution to the character and appearance of the Conservation Area of Sawtry. The application seeks permission for the replacement of 3 windows to the rear of the dwelling. The proposed replacements consist of PVCu windows in cream grain and is of similar design to the existing timber windows, with the existing recessing of the windows to remain alongside the supporting architrave. Considering the windows themselves, the sightlines will be retained and whilst the proposed PVCu windows differ in material from the existing, it is noted that alterations have already been made to the property with the erection of an extension to the side elevation as approved under application 0212733FUL. As such, alongside the location of the replacement

windows at the rear of the dwelling, the impact on the street scene and surrounding area as a result will be neutral. Therefore, the proposal will not have a significantly detrimental impact on the design or visual amenity of the dwelling or surrounding area and is acceptable in this regard.

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 development within a Conservation Area, it should be recognised 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.

As this is the case, HDC's Conservation Officer have been consulted and having reviewed the documents have made comments which are outlined below:

The Conservation Officer begins by stating how the Victorian terrace makes a valuable contribution to the Conservation Area, which is enhanced by the retention of the historic timber windows across the principal facades of all three properties of the terrace. It is noted that the window design reflects the overall design of the building, and the proposed windows appear very different to the existing windows due to their design and materials. As such, the loss of the historic windows on the primary elevation and replacement with modern PVCu windows would degrade the positive contribution of the terrace and fail to preserve the special architectural and historic interest of the Conservation Area. However, the Conservation Officer concludes that the replacement of the windows to the rear of the building, as was the case with no. 29 High Street which this proposal relates to, is unlikely to have an impact on the character or appearance of the Conservation Area.

As such, revised plans have been received which remove the proposed replacement of the windows to the primary elevation, and only concern the rear windows. Taking the above comments alongside the revisions into account, it is determined thar the replacement of the rear windows is acceptable with regards to its impact on the designated heritage assets and will have a neutral impact on the character and appearance of the Conservation Area.

Therefore, having taken into account the above assessment, it is considered that the proposed development is acceptable with regards to its impact on the designated heritage assets. 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 regarding the replacement of the rear windows, it is not considered that there would be any unacceptable material impacts in terms of overbearing impacts or loss of light, nor would there be any issues regarding 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 harmful impact upon the designated heritage assets;
* 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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