

Case No: 24/00905/HHFUL

Proposal: Installation of two rooflights to south facing roof slope of existing single-storey projection to rear.

Location: 73 HIGH STREET, OFFORD DARCY, ST NEOTS PE19 5RH

Applicant: Mr and Mrs Johnson

Grid Ref: 521914 266454

Date of Registration: 20.05.2024

Parish: OFFORD CLUNY AND OFFORD DARCY

RECOMMENDATION – GRANT

This application is referred to the Development Management Committee (DMC), in accordance with the current Scheme of Delegation as the application is submitted by a member of the Council's staff who is involved in the planning or development process.

1. DESCRIPTION OF SITE AND APPLICATION

- 1.1 The dwelling is a two-storey semi-detached dwellinghouse within the built-up area of Offord Darcy. The main dwelling is made up of a two-storey building facing west towards the High Street with a single storey east projection to the rear including a substantial wood store. The dwelling has undergone a two-storey rear extension to the rear of the main building unrelated to the single storey projection.
- 1.2 The application seeks planning permission for the insertion of 2 opening and clear glazed, roof lights to the existing single storey rear projection.
- 1.3 Officers have scrutinised the plans and have familiarised themselves with the site and surrounding area including reviews of historically held records.

2. NATIONAL GUIDANCE

- 2.1 The National Planning Policy Framework (December 2023) (NPPF 2023) sets out the three objectives - economic, social, and environmental - of the planning system to contribute to the achievement of sustainable development. The NPPF 2023 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).'

- 2.2 The NPPF 2023 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.
- 2.3 Planning Practice Guidance and the National Design Guide 2021 are also relevant and are material considerations.

For full details visit the government website [National Guidance](#)

3. PLANNING POLICIES

- 3.1 Huntingdonshire's Local Plan to 2036 (Adopted 15th May 2019)
- Policy LP11 - Design Context
 - Policy LP12 - Design Implementation
 - Policy LP14 - Amenity
- 3.2 Supplementary Planning Documents (SPD) and Guidance:
- Huntingdonshire Design Guide Supplementary Planning Document 2017
 - Developer Contributions SPD 2011
 - Huntingdonshire Landscape and Townscape Assessment (2022)
 - Huntingdonshire Strategic Flood Risk Assessment (2017)
 - Cambridgeshire Flood and Water SPD 2017
 - LDF Developer Contributions SPD (2011)
 - Annual Monitoring Review regarding housing land supply (2021)
 - Cambridgeshire and Peterborough Minerals and Waste Local Plan (2021)
- 3.3 The National Design Guide (2021)
- C1 - Understand and relate well to the site, its local and wider context
 - I1 - Respond to existing local character and identity
 - I2 - Well-designed, high quality and attractive
 - B2 - Appropriate building types and forms
 - H1 - Healthy, comfortable and safe internal and external environment

For full details visit the government website [Local policies](#)

4. PLANNING HISTORY

- 4.1 76/00779/FUL - Erection of Garage and Driveway - 30.07.1976
- 4.2 90/01091/FUL - Extension to dwelling - 24.08.1990
- 4.3 0000400FUL - Extension and alterations to garage to form music/hobbies room - 17.04.2000
- 4.4 24/00089/CLPD - Insertion of 2 no rooflights to south facing roof slope of existing single-storey rear projection; revised fenestration to south facing elevation of existing single storey rear projection; proposed single-storey rear extension partly replacing existing single-storey lean to wood store (part of original dwellinghouse) – 22.04.2024

5. CONSULTATIONS

- 5.1 Offord Parish Council neither support nor object to the application.

6. REPRESENTATIONS

- 6.1 No objections received at time of writing this report.

7. ASSESSMENT

- 7.1 When determining planning applications, it is necessary to establish what weight should be given to each plan's policies in order to come to a decision. The following legislation, government policy and guidance outline how this should be done.
- 7.2 As set out within the Planning and Compulsory Purchase Act 2004 (Section 38(6)) and the Town and Country Planning Act 1990 (Section 70(2)) in dealing with planning applications the Local Planning Authority shall have regard to have provisions of the development plan, so far as material to the application, and to any other material considerations. This is reiterated within paragraph 47 of the NPPF (2023). The development plan is defined in Section 38(3)(b) of the 2004 Act as "the development plan documents (taken as a whole) that have been adopted or approved in that area".
- 7.3 In Huntingdonshire the Development Plan consists of:
- Huntingdonshire's Local Plan to 2036 (2019)
 - Cambridgeshire and Peterborough Minerals and Waste Local Plan (2021)
 - Relevant Neighbourhood Plans
- 7.4 The statutory term 'material considerations' has been broadly construed to include any consideration relevant in the

circumstances which bears on the use or development of the land: *Cala Homes (South) Ltd v Secretary of State for Communities and Local Government & Anor* [2011] EWHC 97 (Admin); [2011] 1 P. & C.R. 22, per Lindblom J. Whilst accepting that the NPPF does not change the statutory status of the Development Plan, paragraph 2 confirms that it is a material consideration and significant weight is given to this in determining applications.

- 7.5 The main matters for consideration are:
- Design, Visual Amenity, and the impact upon the Character of the Area
 - Impact upon Residential Amenity

Design, Visual Amenity and Impact on the character of the Area

- 7.6 The application seeks to install two roof lights into the existing single storey rear projection South elevation, which faces into the rear garden of the host dwelling.
- 7.7 Policy LP11 of the Local Plan states that a proposal will be supported where it is demonstrated that it responds positively to its context. Policy LP12 states that new development will be expected to be well designed and that a proposal will be supported where it can be demonstrated that it contributes positively to the area's character and identity and successfully integrates with adjoining buildings and landscape. The above policies are reinforced by Paragraphs 128 (d) and (e) and Paragraph 135 (b) and (c) of the NPPF that seek to maintain an area's prevailing character and ensure development is sympathetic to local character.
- 7.8 The National Design Guide (2020) sets out the characteristics of well-designed places and demonstrates what good design means in practice. It covers the following: context, identity, built form, movement, nature, public spaces, uses, homes and buildings, resources and lifespan.
- 7.9 The HDS Design Guide (2017) is relevant to the application proposals, in particular chapter 4 and sections 3.7 and 3.8. The guide states that the size, shape, and orientation (the form) of a building can have a significant impact upon its surroundings. The scale, massing and height of proposed development should be considered in relation to that of adjoining buildings, the topography, pattern of heights in the area and views, vistas, and landmarks.
- 7.10 Officers note the previous CLPD reference 24/00089/CLPD issued regarding Development under Schedule 2 - Part 1 - Class C of The Town and Country Planning (General Permitted Development) (England) Order 2015 (As Amended) are subject to conditions set out below;

Development is permitted by Class C subject to the condition that any window located on the roof slope forming a side elevation of the dwellinghouse must be –

a) obscure glazed; and

b) non opening unless the parts of the window which can be opened are more than 1.7 metres above the floor of the room in which the window is installed.

7.11 The applicants are seeking that the rooflights permitted under the CLPD are fitted with clear glazing and capable of being opened in contradiction with the conditions of Schedule 2 - Part 1 - Class C.

7.12 The proposed rooflights sit on the south elevation of single storey roof slope within the rear garden of the application site. The clear glazing and opening of the rooflights are considered appropriate and cohesive with the design of the existing structure and not considered to detrimentally impact the visual amenity of the area.

7.13 As such, it is considered that the proposed development recognises the character and appearance of the area and responds positively to its context and therefore accords with Chapter 12 of the NPPF (2023) and Policies LP10, LP11 and LP12 of the Local Plan.

Impact upon Residential Amenity

7.14 Policy LP14 of the Local Plan 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.

7.15 The application seeks the installation of two roof lights to the south elevation that are opening and clear glazed.

7.16 In terms of residential amenity of the neighbouring properties, officers do not consider that the clear glazing and opening of the roof light will cause any detrimental impact. The rooflights are on a single storey existing structure and face into the rear garden of the host dwelling.

7.17 As such, it is considered that the proposed development would maintain a high standard of amenity for all occupiers of neighbouring land and buildings and therefore accords with Policy LP14 of Huntingdonshire's Local Plan in this regard.

Human Rights Issues

7.18 This application would raise no known Human Rights issues

Equality Act 2010

7.19 This application would raise no known issues under the Equality Act.

Conclusion

7.20 The application seeks to install two clear glazed opening rooflights into the single storey rear projection of the existing dwelling.

7.21 The previous application reference 24/00089/CLPD for a certificate of lawful permitted development for the 'Insertion of 2 no rooflights to south facing roof slope of existing single-storey rear projection; revised fenestration to south facing elevation of existing single storey rear projection; proposed single-storey rear extension partly replacing existing single-storey lean to wood store (part of original dwellinghouse)' was granted in May 2024.

7.22 The application seeks to install the two permitted rooflights in contradiction to the conditions laid out by of Class C of Part 1 of Schedule 2 of the Town and Country Planning (General Permitted Development) Order 2015 (amended) for the rooflights to be obscurely glazed and non-opening.

7.23 Having regard to all relevant material considerations, it is concluded that the proposal of the insertion of non-obscured, opening rooflight units, accords with the policies in the Local Plan and NPPF. Therefore, it is recommended that planning permission be granted in this instance.

8. **RECOMMENDATION – APPROVAL** subject to conditions to include the following

- any materials used in exterior work shall be of similar appearance to those used in the construction of the existing dwellinghouse.

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CONTACT OFFICER:

Enquiries about this report to **Andrea Dollard - Development Management Officer** Andrea.Dollard@huntingdonshire.gov.uk

From: [REDACTED]
To: [REDACTED]
Subject: RE: Planning Permission Consultation - 73 High Street Offord Darcy St Neots (ref 24/00905/HHFUL)
Date: 12 June 2024 09:24:04

The Parish Council discussed this application at its recent meeting and is **Neither for nor against the proposals**

-

Offord Cluny & Offord Darcy Parish Council

From: [REDACTED]
Sent: Friday, May 24, 2024 10:56 AM
To: [REDACTED]
Subject: RE: Planning Permission Consultation - 73 High Street Offord Darcy St Neots (ref 24/00905/HHFUL)

Dear Parish Clerk,

Please find correspondence from Development Management at Huntingdonshire District Council attached to this email in relation to the following application for planning permission.

Proposal: Installation of two rooflights to south facing roof slope of existing single-storey projection to rear.

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Reference: 24/00905/HHFUL

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If you have any doubts or concerns relating to this email please contact us directly, our contact details are provided below.

Development Management
Huntingdonshire District Council

[REDACTED]
[REDACTED]

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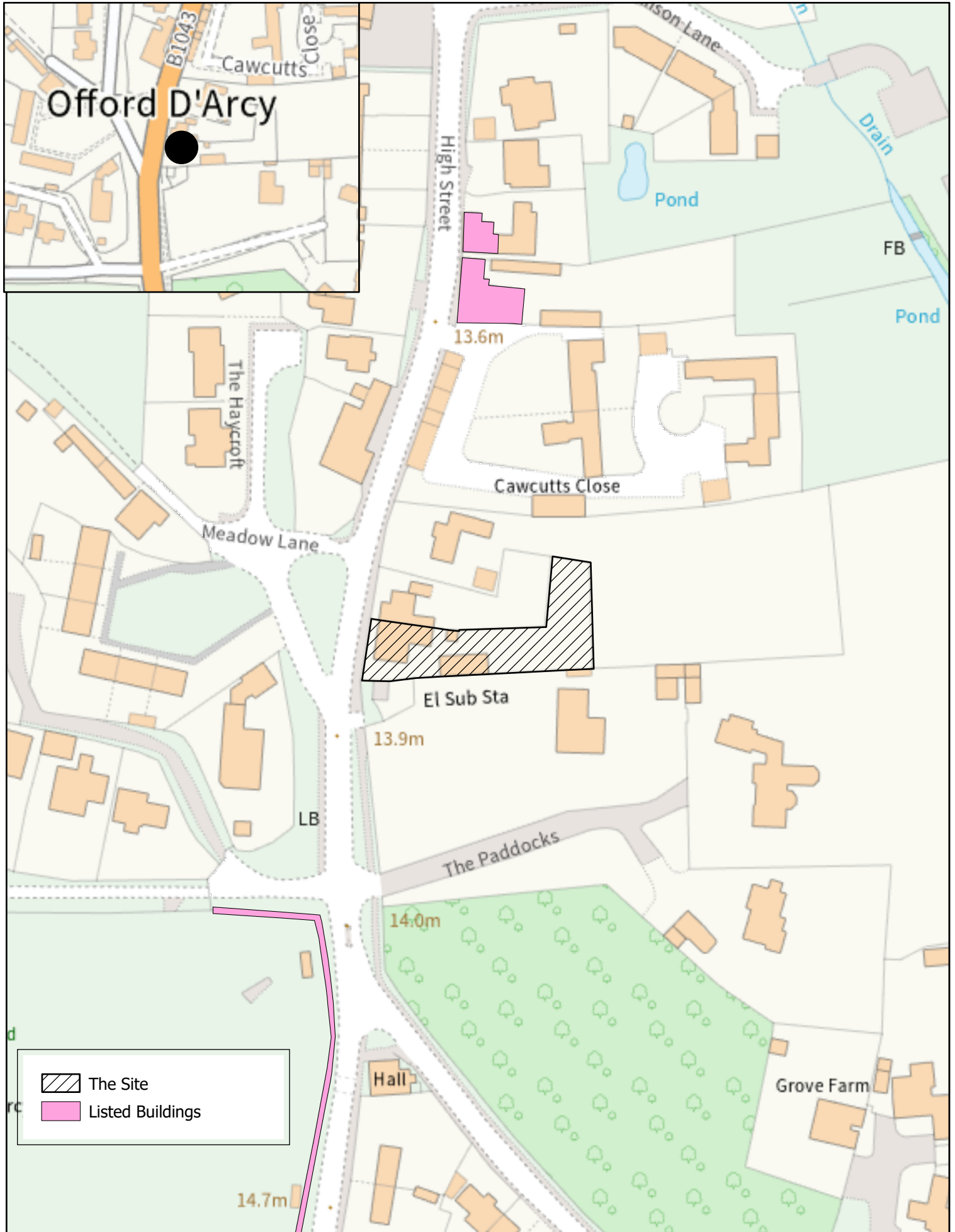
Development Management Committee

Application Ref: 24/00905/HHFUL



Scale = 1:1,250

Date Created: 07/08/2024



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Drwg number: 20231090/1	Revision: —

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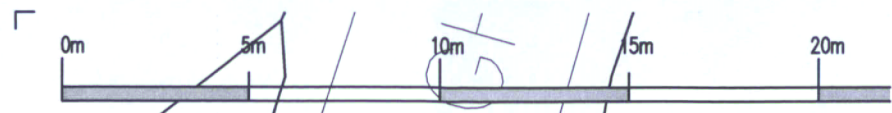
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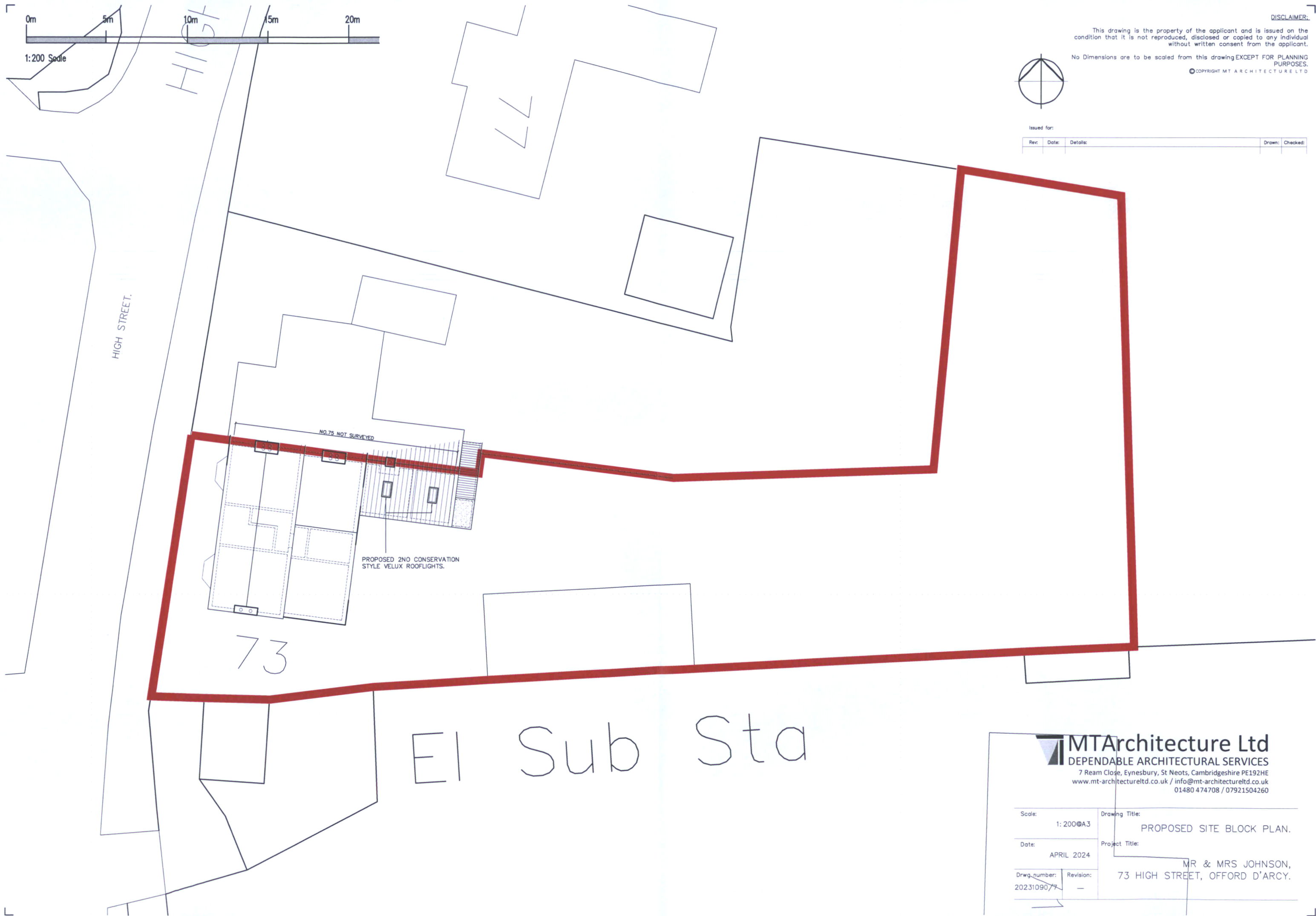


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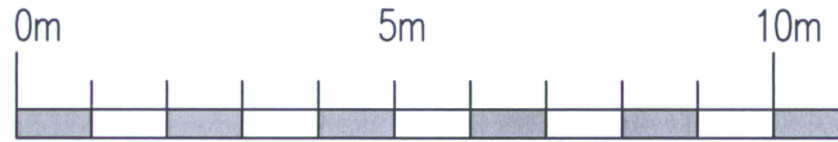
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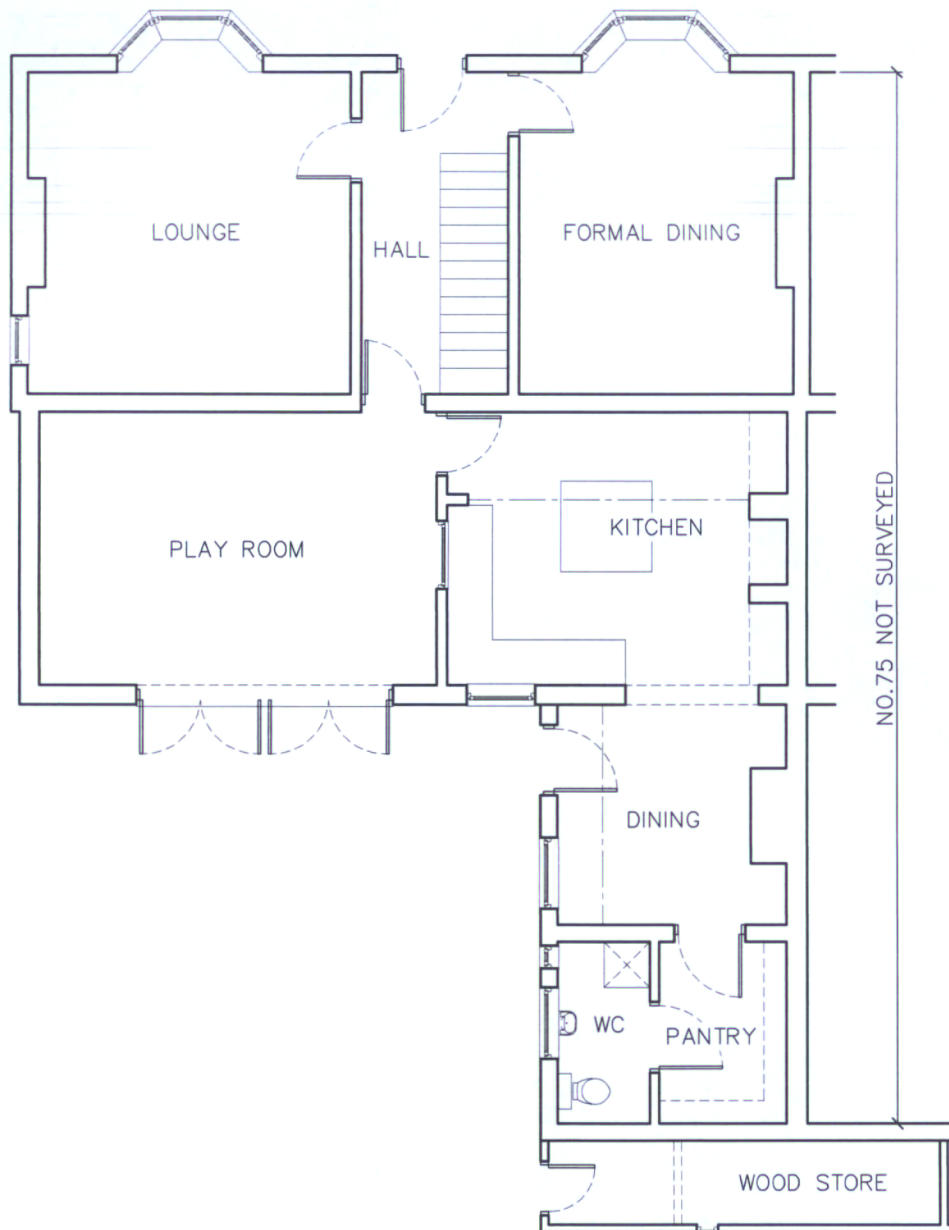


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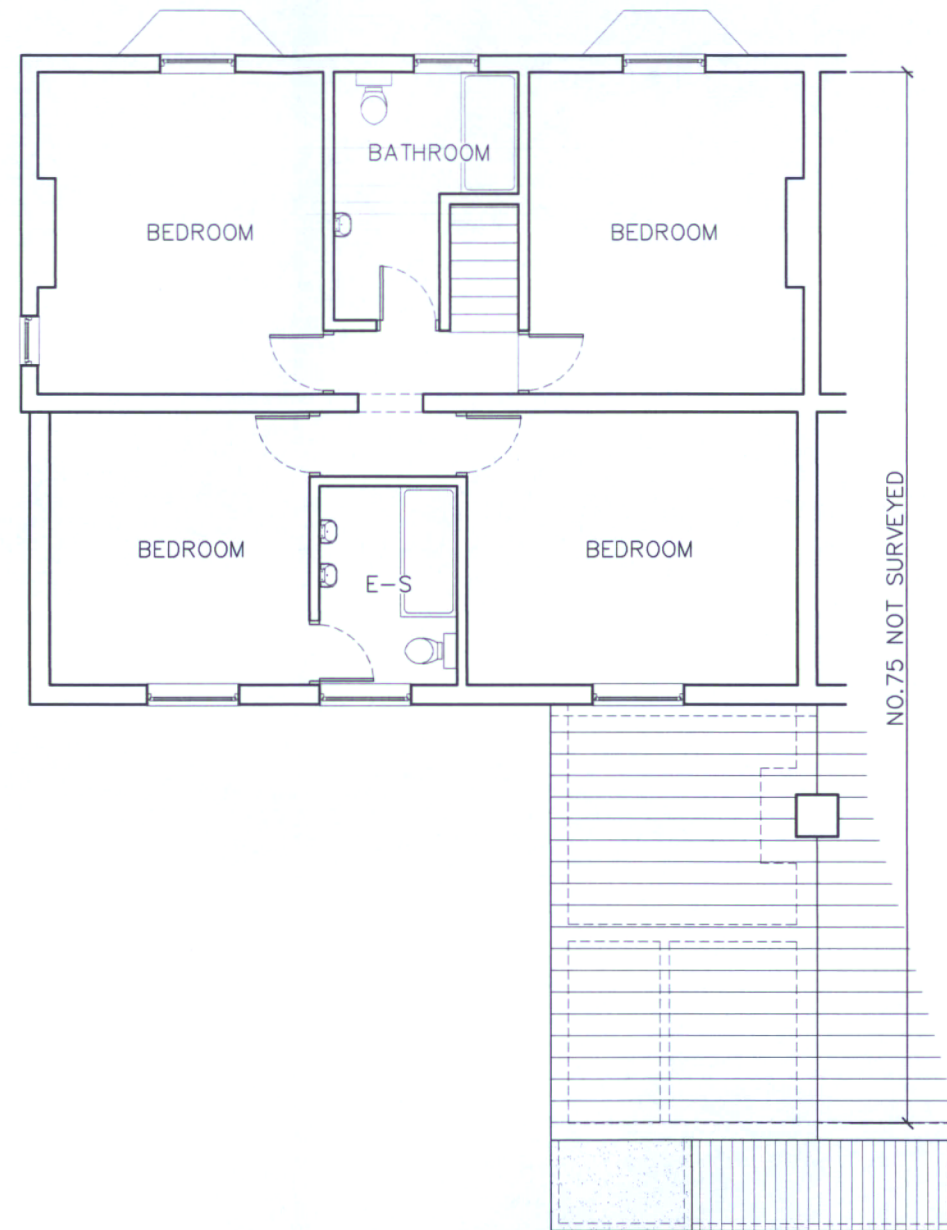
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EXISTING GROUND FLOOR GA PLAN.



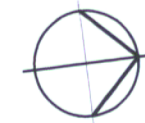
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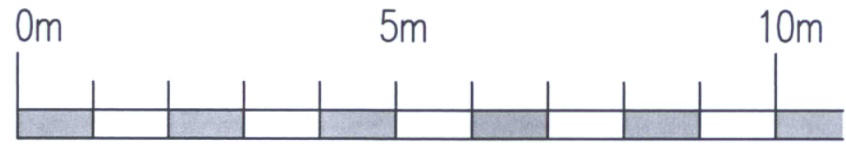
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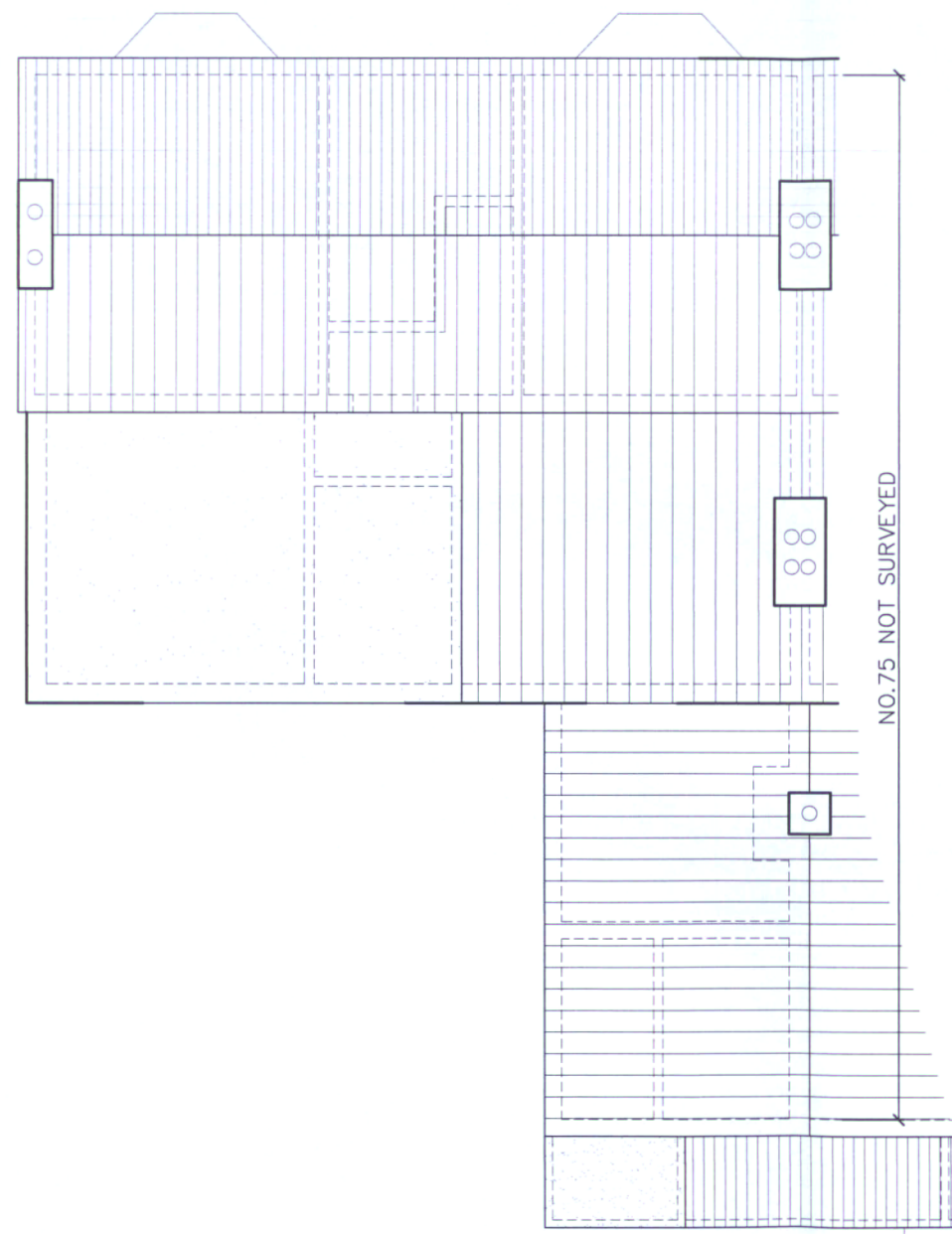


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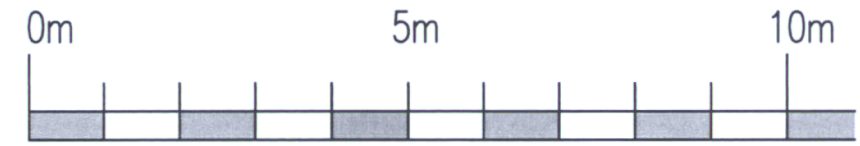
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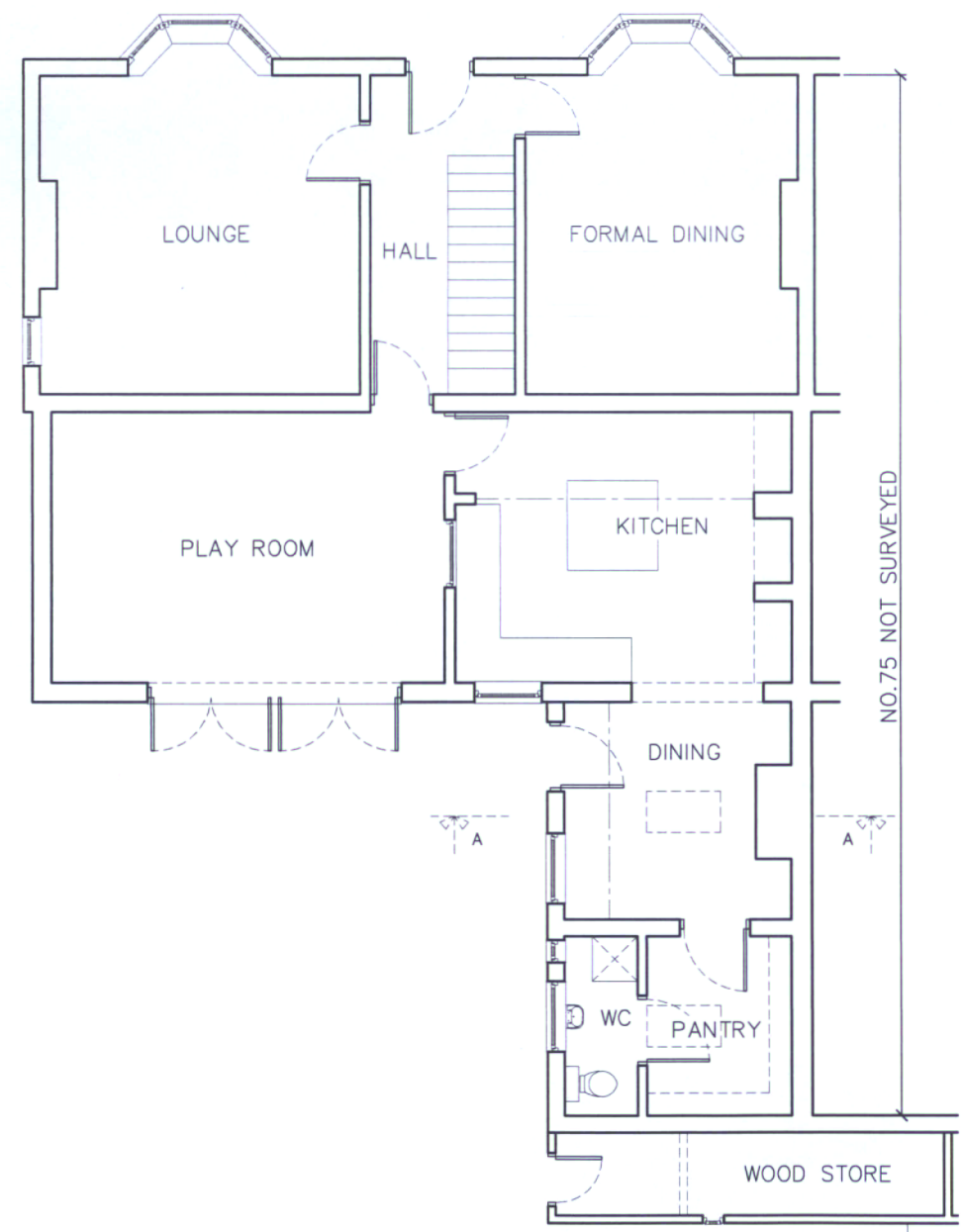


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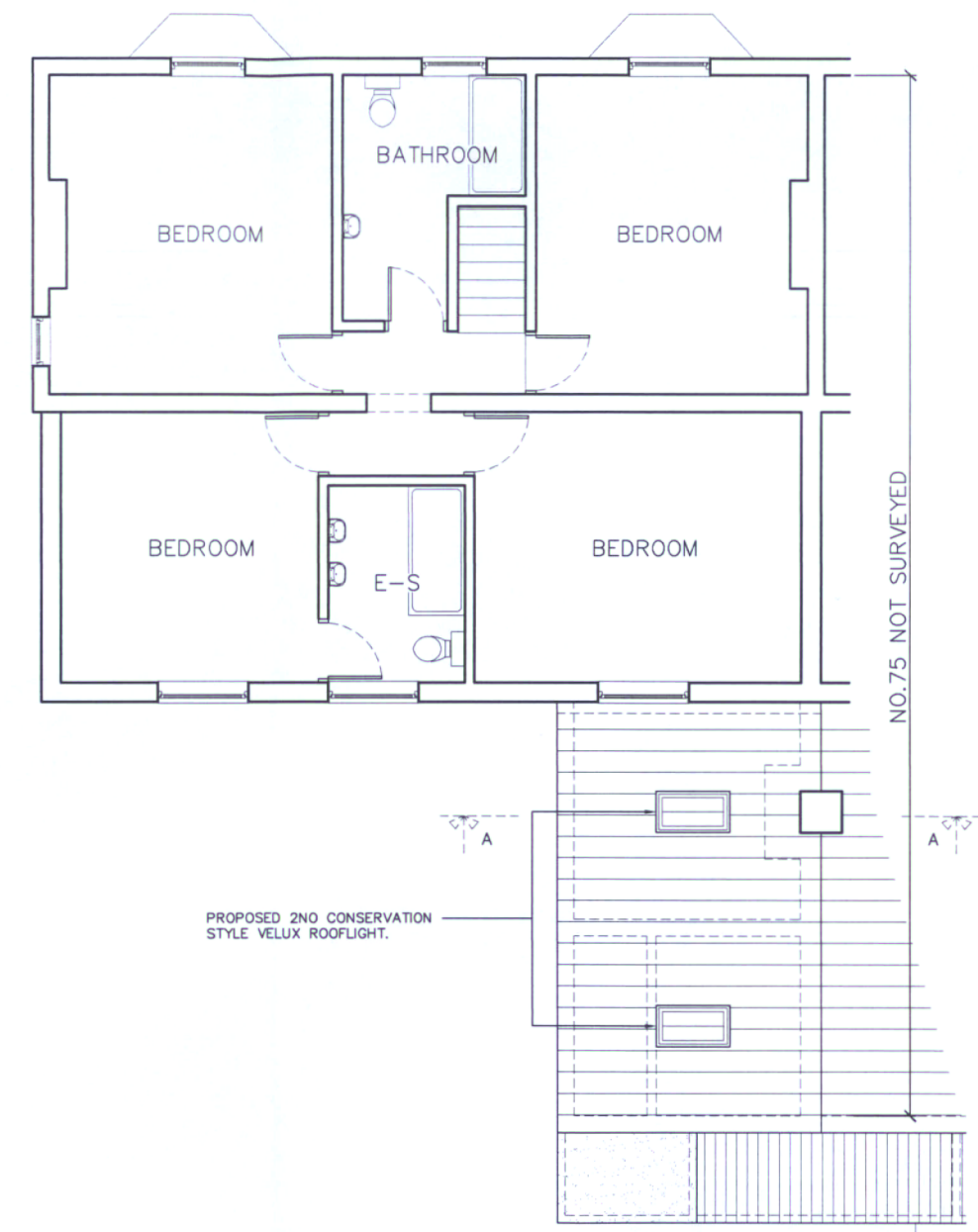
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PROPOSED GROUND FLOOR GA PLAN.



PROPOSED FIRST FLOOR GA PLAN.

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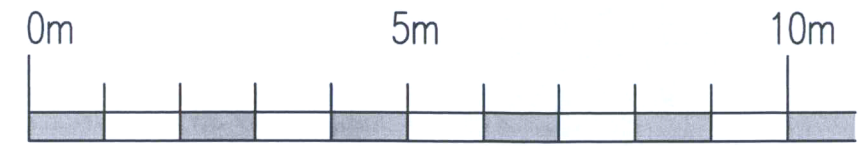
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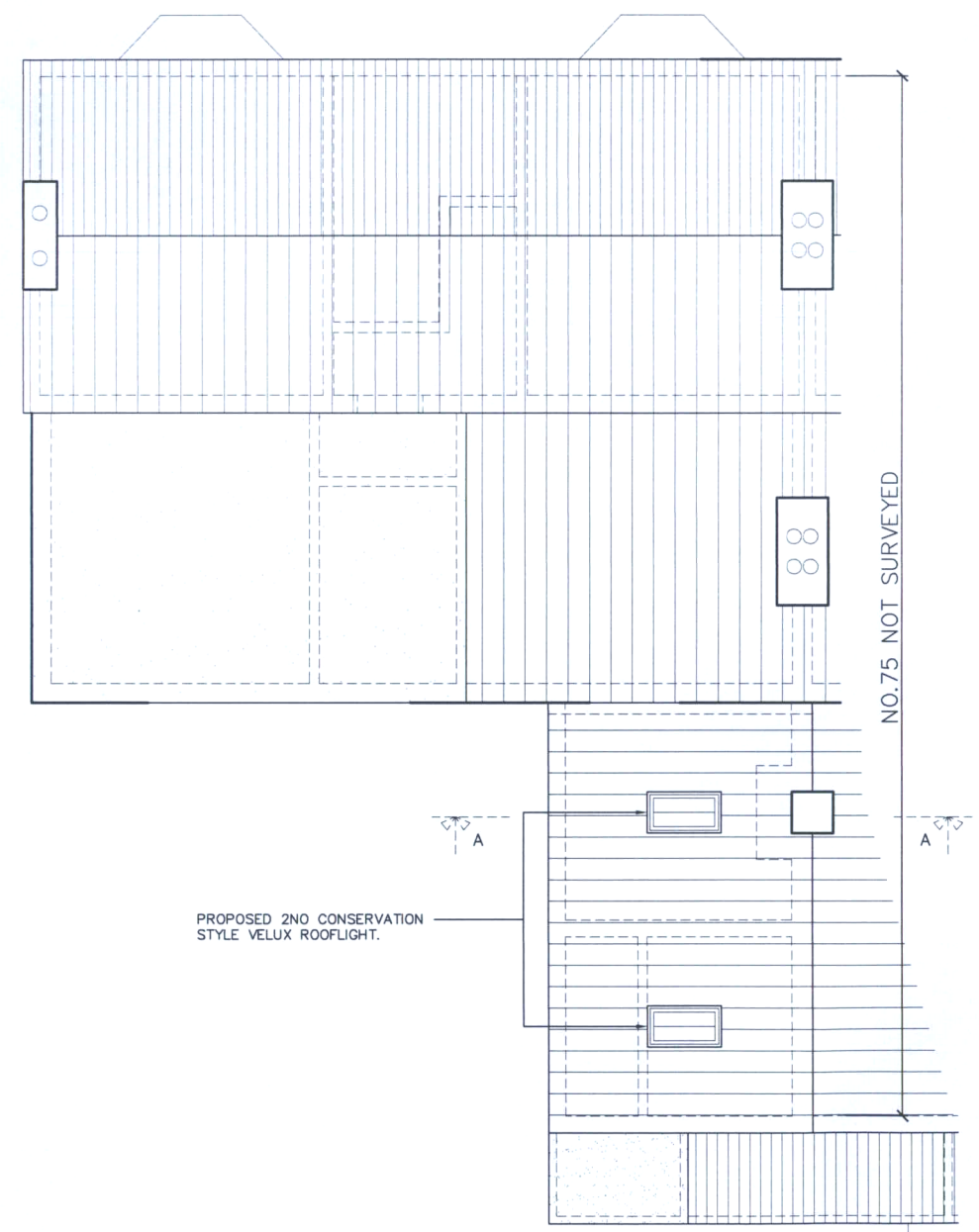


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PROPOSED 2NO CONSERVATION STYLE VELUX ROOFLIGHT.

PROPOSED ROOF PLAN.

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EXISTING FRONT ELEVATION.



EXISTING SIDE ELEVATION.

EXISTING 27' PITCHED ROOF TO THE REAR PROJECTION.

EXISTING CORRUGATED WOOD STORE ROOF & FLAT ROOF (BEYOND).

EXISTING 1.8M HIGH CLOSE BOARDED FENCE (BEYOND).

EXISTING TWO STOREY FLAT ROOF EXTENSION.

EXISTING ORIGINAL PROPERTY GABLE END WALL.

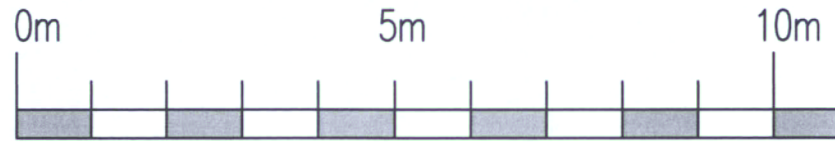
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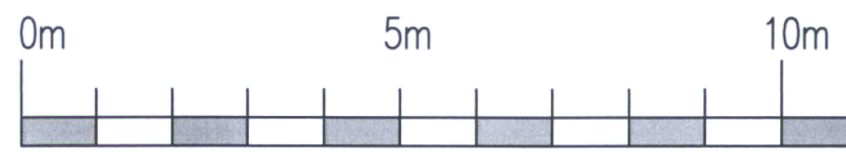
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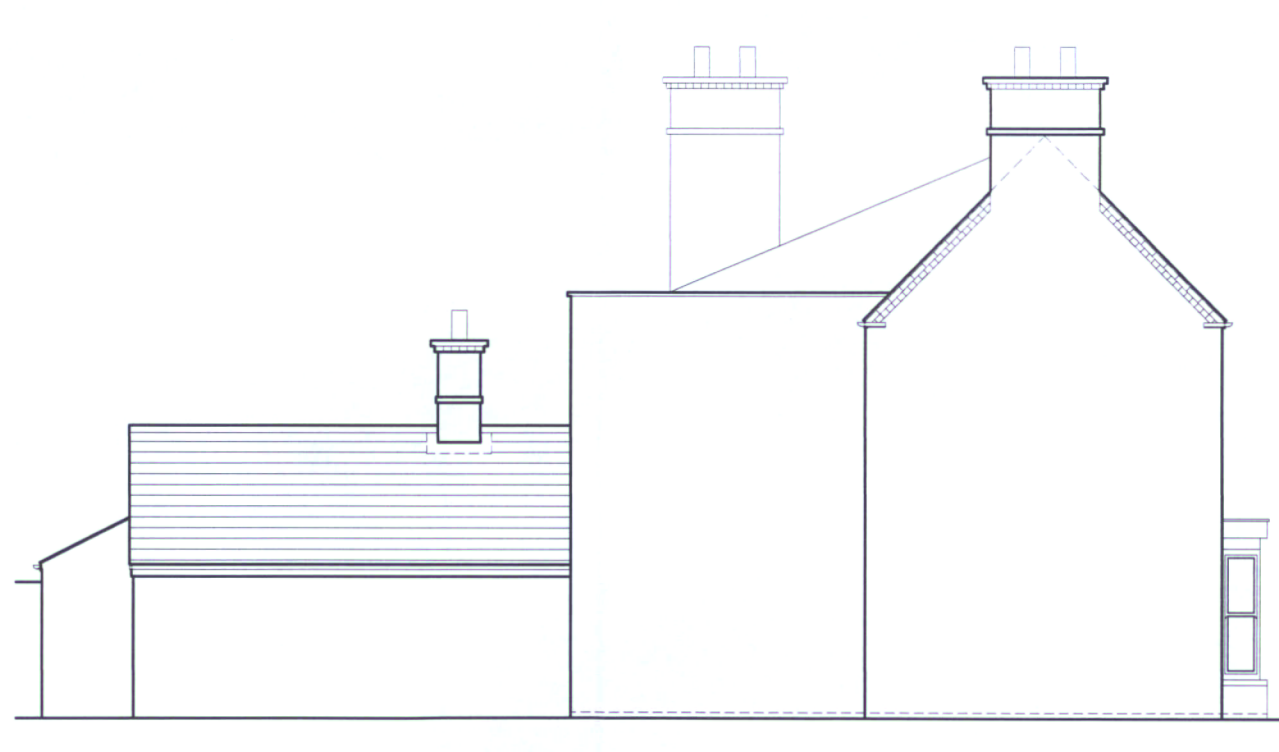
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PROPOSED REAR ELEVATION.



PROPOSED SIDE ELEVATION.



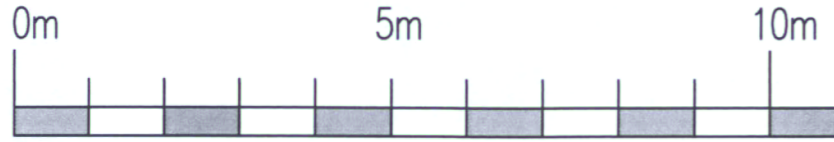
PROPOSED SECTION A-A.

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PROPOSED FRONT ELEVATION.



PROPOSED SIDE ELEVATION.

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