DELEGATED FILE NOTE

CASE OFFICER: ...Sam Dicocco.....

APPLICATION REFERENCE	BRIEF DESCRIPTION OF DEVELOPMENT	APPLICATION SITE
18/00581/FPH	Single storey rear extension and roof extension with rooflight windows.	5 Clothall Road Baldock Hertfordshire SG7 6PB

Submitted Plan Nos

MG/17/18/OS1a; MG/17/18/L1a; MG/17/18/L2e; MG/17/18/L3d

1.0 Policies

LP16	Areas of Archaeological Significance

LP28	House Extensions
LP55	Car Parking Standards
LP57	Residential Guidelines and Standards
SECT7	Requiring Good Design
SECT12	Conserving and enhancing historic enviro
XD2	Hse Extns,Replacement Dwells,Outbuilding
XD3	Protecting Living Conditions
XD1	Sustainable Design
XHE4	Archaeology
XT2	Parking

2.0 **Site History**

2.1 None.

3.0 **Representations**

3.1 Historic Environment Advisor – No objection subject to conditions

4.0 **Planning Considerations**

4.1 **Site and Surroundings**

4.1.1 The site lies within the North Hertfordshire Settlement of Baldock and an area of archaeological significance. The site contains a modest single storey bungalow with hipped pitched roofs throughout. The dwelling benefits from a small single storey projection to the rear which runs along the north west facing flank wall.

4.1.2 The sites surroundings are residential in character, with blocks of flats, two storey detached dwellings and detached bungalows within consistent plots in terms of width and depth. There is a relatively well established building line, with dwellings set back approximately 8m from the street.

4.2 **Proposal**

4.2.1 The proposed development would see the erection of a rear extension and new roof to form a chalet bungalow style dwelling with the roof accommodating a master bedroom with dressing room and en-suite. The rear extension would meet the depth of the existing single storey projection along the north west flank wall, filling the existing gap left to the south east. The proposal would increase the height of the building by approximately 0.7m. The new roof would host a hipped, pitched roof to the front, with a gabled rear elevation. The roof would host two roof lights in both side roof slopes to give light into the master bedroom/en-suite/wardrobe, and three additional roof lights in the north west facing roof slope to give light into the ground floor of the building.

4.3 **Key Issues**

4.3.1 It is not considered that the resultant building would harm the character of the area or appear incongruous within the street scene. Whilst the new roof would not be sympathetic to the existing house in terms of height, it would utilise matching materials, be sympathetic in form with the hipped roof to the front, remain in proportion to the existing dwelling. The new upvc window detailing would not be apparent within the street scene, thereby remaining sympathetic to the existing dwelling. By reason of the mix of dwellings in the area, as well as the design of the additions not altering any common characteristics within the street scene, the additions are considered to be of good quality design which would not cause harm.

4.3.2 By virtue of existing boundary treatments, as well as the depth of adjoining two storey dwellings within their plots, the proposed rear extension and new roof would not harm living conditions in terms of loss of light or unduly dominant built form. The roof lights and rear facing first floor window would not fundamentally alter the relationship between the host dwelling and neighbouring premises in regards to privacy.

4.3.3 Following a consultation response from the Historic Environment Advisor at Hertfordshire County Council, it is considered that the potential significance of the site in regards to archaeological interest can be preserved through conditions. These conditions are considered to meet the six tests of conditions as laid out within paragraph 206 of the NPPF.

4.3.4 Sufficient parking would remain on site commensurate to the size and use of the resultant building when considering the Vehicle Parking at New Developments SPD as well as policy 55 of the Saved Local Plan and policy T2 of the 2011-2031 Proposed Submission Local Plan.

4.4 **Conclusion**

4.4.1 The proposal is considered to be of good quality design which would respect the character of the sites surroundings, maintain the living conditions of the occupiers of adjoining premises and retain sufficient parking commensurate to the size and use of the resultant building. As a result, the proposal is considered to accord with the provisions of the local development plan.

5.0 **Recommendation**

5.1 That planning permission be **GRANTED** subject to the following conditions:

1. The development hereby permitted shall be begun before the expiration of 3 years from the date of this permission.Reason: To comply with the provisions of Section 91 of the Town and Country Planning Act 1990 as amended by Section 51 of the Planning and Compulsory Purchase Act 2004.

2. The development hereby permitted shall be carried out wholly in accordance with the details specified in the application and supporting approved documents and plans listed above.Reason:To ensure the development is carried out in accordance with details which form the basis of this grant of permission.

3. No demolition/development shall take place/commence until an Archaeological Written Scheme of Investigation has been submitted to and approved by the local planning authority in writing. The scheme shall include an assessment of archaeological significance and research questions; and:1. The programme and methodology of site investigation and recording 2. The programme for post investigation assessment3. Provision to be made for analysis of the site investigation and recording4. Provision to be made for publication and dissemination of the analysis and records of the site investigation5. Provision to be made for archive deposition of the analysis and records of the site investigation6. Nomination of a competent person or persons/organisation to undertake the works set out within the Archaeological Written Scheme of Investigation.Reason: To ensure the preservation of the arcaeological significance of the site.

4. The demolition/development shall take place/commence in accordance with the programme of archaeological works set out in the Written Scheme of Investigation approved under condition 3.Reason: To ensure the preservation of the archaeological significance of the site.

5. The development shall not be occupied/used until the site investigation and post investigation assessment has been completed in accordance with the programme set out in the Written Scheme of Investigation approved under condition 3 and the provision made for analysis and publication where appropriate.Reason: To ensure the preservation of the arcaeological significance of the site.

Proactive Statement:

Planning permission has been granted for this proposal. Discussion with the applicant to seek an acceptable solution was not necessary in this instance. The Council has therefore acted proactively in line with the requirements of the Framework (paragraphs 186 and 187) and in accordance with the Town and Country Planning (Development Management Procedure) (England) Order 2015.

Signed  Simon Ellis Determining Officer	Development Management North Hertfordshire District Council Council Offices Gernon Road Letchworth Herts SG6 3JF
Date: 17 April 2018	