DELEGATED FILE NOTE

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

APPLICATION REFERENCE	BRIEF DESCRIPTION OF DEVELOPMENT	APPLICATION SITE
18/01293/FPH	Single storey front infill extension including roof extension over existing porch.	Slate Cottage Sandon Road Therfield Royston Hertfordshire SG8 9RE

Submitted Plan Nos

180226.01 180226.02 180226.03 180226.04C 180226.05D

1.0 Policies

LP57 Residential Guidelines and Standards

SECT7	Requiring Good Design
XCGB4	Existing Rural Buildings
XD1	Sustainable Design
XD2	Hse Extns,Replacement Dwells,Outbuilding
XD3	Protecting Living Conditions
LP30	Replace or Extension Dwellings Countrysi
LP6	Rural Areas Beyond the Green Belt
LP28	House Extensions

2.0 **Site History**

2.1 16/01956/1HH - Detached double garage carport with log store – Conditional Permission 19/10/2016

2.2 There is evidence that the dwelling has previously been extended. No readily identifiable records of planning permissions are available. Symptomatic

3.0 **Representations**

3.1 None received

4.0 **Planning Considerations**

4.1 **Site and Surroundings**

4.1.1 The site lies within an area designated as Rural Area Beyond the Green Belt and a Countryside Area. The site contains an extended bungalow hosting dormer windows accommodating a first floor level. The dwelling hosts pitched roofs with gabled elevations throughout. The dwelling presents white rendered outer walls with a slate roof. The site also benefits from a detached double garage carport with log store and a further outbuilding to the rear. The dwelling sits within a wide, spacious and open plot.

4.2 **Proposal**

4.2.1 The application seeks planning permission for the erection of a single storey front extension incorporating a storm porch and the re-roofing of the existing porch. The extension would fill a gap between the existing porch and a previous, subordinate front extension to the east of the original dwelling. The extension and re-roofing of the porch would present a roof with crown flat area with a hip above the proposed storm porch.

4.3 **Key Issues**

4.3.1 Whilst the general aims of Policy 6 of the Saved Local Plan is helpful in that it seeks to maintain the existing countryside and villages and their character, it does not contain any specific restrictions related to the proposed development. The aim of Policy 6, as described above, will be explored in more depth in relation to later policy requirements.

4.3.2 Policy 28 of the Saved Local Plan requires extensions to be sympathetic to the existing dwelling in regards to height, proportions, form, window detailing and materials. The policy also aims to promote the use of pitched roofs, and to protect the living conditions of the occupiers of adjoining premises.

4.3.3 There are no concerns that the proposed extension would impact the living conditions of the occupiers of adjoining premises by reason of its isolated location. The proposal would also largely use sympathetic materials. The oak post would not be sympathetic to the existing house, however, is a minor feature which would not harm the character of the dwelling. It also cannot be said that the extension would not be sympathetic in its height or proportions in relation to the existing dwelling.

4.3.4 There are, however, clear issues with the form and window detailing of the proposed extension. The roof form, alongside the use of front facing white aluminium bi-fold doors would represent incongruous features. The roof would also block part of the existing dormer window.

4.3.5 Policy 30 of the Saved Local Plan states that the Council will normally refuse proposals for extensions to dwellings in the countryside if a materially greater impact would result. It is considered that the likely impact would be to the character of the countryside and villages, as within Policy 6 of the Saved Local Plan. Policy 30 also states that extensions which result in a size, scale and design out-of-keeping with the original building, and would result in the appearance of a new dwelling.

4.3.6 As previously discussed, the extension in of itself would be, in part, out-of-keeping with the original building. Given the size and scale of the original building, and resultant later additions, it is considered that the size and scale of the cumulative extensions would be out-of-keeping with the original building. Notwithstanding this, the proposed extension is moderate in size, and in-fills an existing gap between side walls. As such, the resultant building would not appear as a new dwelling.

4.3.7 Policy 57 of the Saved Local Plan aims, amongst other things, and most pertinently in the context of this application, to protect the character of a sites surroundings. The

sites surroundings are isolated and open. The extension would fill a gap between existing built form, and as such, in of itself, would not materially harm the sites existing isolated and open residential character.

4.3.8 Policy CGB4 of the 2011-2031 Local Plan Proposed Submission expands upon the policy requirements of Policy 30 of the Saved Local Plan. The expansion and explanation of the policy requirements of Policy CGB4 do not materially impact my interpretation and assessment in line with Policy 30 of the Saved Local Plan above. There are no other policies within the 2011-2031 Local Plan proposed Submission which would substantially alter the decision making process within the context of this application.

4.3.9 Section 7 of the National Planning Policy Framework requires good quality design. Policies should not stifle innovative or original design, however, should seek to promote or reinforce local distinctiveness. Development should take opportunities to improve the character and quality of an area.

4.3.10 The design cannot be said to be innovative or original in design terms. The addition would introduce some alien features to the front elevation of the original dwelling. Notwithstanding this, the character of the sites surroundings are not established, and the proposed addition is not of a large scale. As such, in spite of the in part unsympathetic design, the proposed development would not harm the character of the surrounding area.

4.4 **Conclusion**

4.4.1 The proposed development, whilst of slightly contrived design which would be partially unsympathetic in design, would not harm the character of the countryside area in which the site is located. Furthermore, the addition would not impinge upon the living conditions of the occupiers of adjoining premises, and would preserve the character of the sites surroundings. As such, it is considered that the proposal complies with the intentions of applicable policies within the development plan taken as a whole.

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.

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: 5 July 2018	