DELEGATED FILE NOTE

CASE OFFICER: ...Anne McDonald.....

APPLICATION REFERENCE	BRIEF DESCRIPTION OF DEVELOPMENT	APPLICATION SITE
18/00746/FPH	Single storey rear extension. Alterations to rear first floor and provision of third storey extension to create additional habitable accommodation.	34 Woolgrove Road Hitchin Hertfordshire SG4 0AT

Submitted Plan Nos

001; 002; 003

1.0 Policies

LP28 House Extensions

LP57	Residential Guidelines and Standards
XD2	Hse Extns,Replacement Dwells,Outbuilding
XD3	Protecting Living Conditions

2.0 **Site History**

2.1 There is no recorded planning history listed in Uniform for this site.

3.0 **Representations**

3.1 Site and press notices were posted. All consultations expired on 13/04/18. No replies have been received at the time of writing.

4.0 **Planning Considerations**

4.1 **Site and Surroundings**

4.1.1 The application site is a two storey end of terrace Victorian era house positioned on the south side of the road. There is a small front garden and a small rear garden. There are photos in Anite.

4.2 **Proposal**

4.2.1 The application is in two parts. One part is a single storey side / rear extension. This is adding 1m to the rear elevation and 1.6m to the ground floor rear / side elevation. This extension is then to have a contemporary appearance with a mono-sloping roof and timber cladded walls.

4.2.2 The other part is a roof extension. This is proposing to add a large dormer window that is 7m deep by part 4.2m and part 4.6m wide and is just under 3m in height extending above the ridge by 0.4m.

4.3 **Key Issues**

4.3.1 Ground floor rear extension

- I have no objection to the ground floor rear extension. The attached neighbour benefits from a large scale part two storey and part single storey rear extension. The proposed extension extends out to the same depth as the two storey part of the neighbour's extension, and therefore, even though the height of the extension at 3.8m tall on the joint side, it will not cause any harm to the outlook or amenities of the attached neighbour. (The single storey part of the neighbours' extension extends over the boundary line. However, this is an issue for the neighbours to resolve between them).

- I do not consider that there would be an unacceptable impact on the new detached house next to no.34 on the west side. This house has a garage at ground floor level closest to no.34, with the rear ground floor rooms at the new house being set further in off the boundary. Therefore, they will see this extension coming closer to their boundary, but at the corner point adjacent to new house on the outside edge, the height falls to 3m. Therefore, whilst they will see it, I do not consider that the impact would be so adversely over bearing or over dominating to refuse the application for this reason.
- The new house is wooden cladded, and I therefore raise no objection to the exterior choice of wooden cladding, which at the rear will be seen in the context of this neighbour. Whilst a very small section of this may be glimpsed from the front down the side passage over the side gate, the amount that would be viewed is so minimal, I do not consider that it would have any adverse impact on the setting or context of the house from the street scene.

4.3.2 Roof extension

- I cannot support the roof extension. The size and form of the proposed dormer windows is excessively large for the house and is very unattractive hanging over the rear side wall at first floor level and extending above the ridge line.
- I consider the visual impact of the rear of the dormer window extending above the ridge is completely unacceptable, as this would have an adverse visual impact in the context of the street scene.
- I can see no reason to justify the roof extension.

4.4 **Conclusion**

4.4.1 Split decision. Grant planning permission for the ground floor single storey rear extension. Refuse planning permission for the roof extension.

5.0 **Recommendation**

5.1 Split decision. Grant planning permission for the ground floor single storey rear extension. Refuse planning permission for the roof extension.

Decision A - to GRANT planning permission for the single storey ground floor side / rear extension 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.

Decision B - to REFUSE planning permission for the dormer window / roof extension for the following reason:

1 The rear dormer window / third floor roof extension, due to its size, form and height would appear as an unacceptable addition to the house. This is exacerbated by it extending beyond the side wall at second floor level and above the roof ridge in views in the street scene. As a result, it would appear as a visually over bearing and over dominating extension to the neighbours when viewed from their rear gardens and contrary and harmful to the character of the street scene. The application is therefore considered to fail to comply with the provisions of Saved Polices 28 and 57 of the North Herts District Local Plan 1996 and in accordance with the policy spirit of paragraph 64 of the NPPF, is being recommended for refusal for being of poor design.

Proactive Statement:

Planning permission has been refused for this proposal for the clear reasons set out in this decision notice. The Council has not acted proactively through positive engagement with the applicant as in the Council's view the proposal is unacceptable in principle and the fundamental objections cannot be overcome through dialogue. Since no solutions can be found the Council has complied 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: 23 May 2018	