**DELEGATED FILE NOTE**

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

| APPLICATION REFERENCE | BRIEF DESCRIPTION OF DEVELOPMENT | APPLICATION SITE |
|---|---|---|
| 18/01390/FPH | Part two storey, part single storey rear extension with new roof and replacement front porch. (Amended plans received 17/08/18). | 27 Highfield<br>Letchworth Garden City<br>Hertfordshire<br>SG6 3QD |

**Submitted Plan Nos**

001; 002; 003; 004; 005 18/02/SK6 008 18/02/SK5

**1.0 Policies**

LP28 House Extensions

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| LP57 | Residential Guidelines and Standards |
| LP58 | Letchworth Garden City Design Principles |
| XD1 | Sustainable Design |
| XD2 | Hse Extns,Replacement Dwells,Outbuilding |
| XD3 | Protecting Living Conditions |

## 2.0 Site History

2.1 There is no planning history in Uniform for this house. However, there are two existing single storey rear extensions and a rear dormer window at the house.

## 3.0 Representations

3.1 The application was advertised with site and press notices. One reply has been received but the response was submitted by email and does not state an address. This does not raise objection to the application, but expresses concern that the works could affect the foundations of a large tree on the boundary with the neighbour no.29 and the bulk from the first floor rear extension could cause overshadowing.

## 4.0 Planning Considerations

### 4.1 Site and Surroundings

4.1.1 Two storey, detached house, positioned on the west side of the road in a wide and long plot. No.27 is one of the larger and tallest houses in the road. There is a carriage driveway in the front providing off street parking for at least 3 cars and a large rear garden, which is attractively landscaped with mature planting, with many shrubs, plants and trees in the garden. There are photos in Anite.

### 4.2 Proposal

4.2.1 The application is seeking permission for a part two storey and part single storey rear extension and a new roof over the house, which is required by the Heritage Foundation. At ground floor level the single storey extension is in filling between the existing two single storey rear extensions, out to a depth of 4.1m. At first floor level, the proposed extension is across the whole width of the house, out to a depth of 1.8m.

Due to the existing rear dormer window, it made it difficult to achieve a roof design the Heritage Foundation was happy with. The proposal is now for a new roof to the house, with a double ridge with a small valley in the middle.

4.3 **Key Issues**

- I have no objection to this proposal.
- At ground floor level the single storey rear extension is in filling between the two existing single storey rear extensions on site, and will have no new or increased impact on the outlook or amenity of the neighbours.
- At first floor level, the depth of the rear extensions at 1.8m complies with Policy 28 of the saved Local Plan. This policy allows for up to a 3m deep extension. Furthermore, both the neighbours have deeper footprints, so the first floor extension will be behind the rear elevation of no.25 and roughly in line with the rear elevation of no.29. There are also generous distances to the side flanks with both neighbours. Therefore, whilst these neighbours will see the extension from their rear gardens, I do not consider that the bulk of the first floor extension would have any harm on the outlook or amenities of the neighbours.
- With regards to the roof extension, I would have been satisfied if the existing rear dormer windows was retained, and the roof above the proposed first floor rear extension comprised small ridged pitched 'bat ears' type roof on either side / end with a small section of flat roof in the central section of the roof. This would have kept bulk to a minimum whilst protecting and maintaining views from the street scene. However, the Heritage Foundation have been very particular about the dormer being replaced, and the application has had about five draft roofs proposed. The current proposal with the double ridge is the only option supported by the Heritage Foundation.
- Whilst, in my view, this will slightly increase the bulk of the roof in views from the street scene and will partly in fill the 'sky gap' between this house and the neighbours, on balance, I cannot raise objection to it. The ridge height is not being increased and most passing the site will not notice the double ridge. As the pitch of the existing roof is being retained I cannot conclude that it would look out of context in the street scene setting. I also do not consider that the additional bulk from the roof would have adverse harm on the outlook or amenity of the neighbours.
- I note that is a mature tree on the boundary with the neighbour no.29 which is an attractive trees and does provide a good screen and visual boundary with the neighbour. This tree is rear of the house and I note that some of the branches do overhang the rear existing single storey rear extension. The tree is indicated on the plans as being retained, and I am recommending a tree protection condition to ensure it is not damaged during the construction works. I have no objection to the trimming back of some of the branches.
- The house is retaining four bedrooms after the works, although larger than now and with more bathrooms. As there is space to park three cars in the frontage, this is an acceptable off street parking provision for the house.
- The forms state that the external materials are to match the existing house. This is considered to be acceptable and a materials condition is not considered to be necessary in this instance.

4.4 **Conclusion**

4.4.1 The proposed works are considered to comply with the necessary provisions of the existing and saved Local Plan policies and this application is therefore recommended for conditional permission.

5.0 **<u>Recommendation</u>**

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. The tree rear of the house on the joint boundary with no.29 is to be retained and before the commencement of any other works on the site, this tree is to be protected by the erection of temporary chestnut paling or chain link fencing of a minimum height of 1.2 metres on a scaffolding framework, located at the appropriate minimum distance from the tree trunk in accordance with Section 4.6 of BS5837:2012 'Trees in relation to design, demolition and construction - Recommendations, unless in any particular case the Local Planning Authority agrees to dispense with this requirement. The fencing shall be maintained intact for the duration of all engineering and building works. No building materials shall be stacked or mixed within 10 metres of the tree. No fires shall be lit where flames could extend to within 5 metres of the foliage, and no notices shall be attached to trees.

   Reason:To prevent damage to or destruction of trees to be retained on the site in the interests of the appearance of the completed development and the visual amenity of the locality.

**Proactive Statement**:

Planning permission has been granted for this proposal. The Council acted proactively through positive engagement with the applicant during the determination process which led to improvements to the scheme. 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.

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| Signed | Development Management<br>North Hertfordshire District Council |

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| <br>Simon Ellis<br><br>Determining Officer | Council Offices<br>Gernon Road<br>Letchworth<br>Herts<br>SG6 3JF |
| **Date:** 13 September 2018 | |