DELEGATED FILE NOTE

CASE OFFICER: …Jo Cousins……

APPLICATION REFERENCE	BRIEF DESCRIPTION OF DEVELOPMENT	APPLICATION SITE
18/00643/FPH	Two storey rear extension and single storey front extension (as amended by plan received 16 May 2018).	61 Coachmans Lane Baldock Hertfordshire SG7 5BG

Submitted Plan Nos
2018/03/01A; 2018/03/03

1.0 Policies

LP28	House Extensions
LP57	Residential Guidelines and Standards
SECT7	Requiring Good Design
XD2	Hse Extns,Replacement Dwells,Outbuilding
XD3	Protecting Living Conditions

2.0 **Site History**

2.1 Permission granted under reference 00/00427/1HH for a detached single garage.

3.0 Representations

3.1 The occupiers of **62 Coachmans Lane** have written confirming no objections.

3.2 The occupiers of **60 & 59 Coachmans Lane** have written raising the following objections:-

1.0 The effect of building a 2 storey extension at number 61 Coachmans Lane would impact negatively on the amount of existing light currently enjoyed by houses (numbers 57-60).

2.0 The reduction of light would affect the light entering the back of this block of houses and a reduction of light afforded to the gardens both for human

pleasure and successful growing of garden plants. This situation is both unacceptable and unfair. These gardens are small enough without the visual impact of shade and imposing building work.

3.0 This planning would compound the situation which resulted in 2003/2004 when a previous construction (garage extension with high sloping roof) to the side of number 61.The effect was an obstruction of light to the back of houses 57-60.

4.0 It might be more prudent to recommend a 1 storey application as a compromise taking into account the welfare and well being of neighbours who have been in the community for quite a while.

5.0 The short term disruption during construction will be unbearable with little or no additional parking for construction vehicles, storage of building materials and workers vehicles, let alone noise and dust. The longer effect will have an impact on the social, emotional and mental well being of close neighbours, not just 57-60.

4.0 Planning Considerations

4.1 Site & Surroundings

4.1.1 The application property is located on the eastern side of the road. It is an end of terrace dwelling with a single detached garage to the north side and set to the rear of the property. To the north there is a terrace of four dwellings set at a distance of approx. 15m rear wall to flank wall of the development site.

4.2 Proposal

4.2.1 The application seeks permission for the replacement of a single storey garden room 2.3m deep by 3.3m wide with a two storey addition 2.3m deep by 4.2m wide. The extension has been amended to show a hipped roof which would have a ridge 1.1m lower than that of the parent building. The development would enlarge an existing bedroom and allow space to provide en-suite facilities. No windows are shown in the side flank walls. The application indicates that the scheme would be completed using brick and tiles to match the parent building.
In addition a small front extension 1.5m deep to infill the width of the dwelling is proposed with a lean-to pitched roof across the whole front elevation.
In excess of two off-street parking spaces would remain at the property with the garage and driveway to the side.

4.3 Key Issues

4.3.1 The key issues in the consideration of this application relate to the current development plan policies, impact upon the amenities of the neighbouring properties and impact upon the street scene.

4.3.2 Residential Amenity
The proposed first floor extension would be to the rear of the existing dwelling, containing no new windows within the side elevations and would therefore cause no material loss of privacy to adjacent dwellings. The Juliet window feature to the rear elevation would not compromise privacy in my view due to provision of existing windows here and relationship to the neighbouring dwellings. The Juliet feature has been amended to show that no platform would be involved (i.e it would not function as a balcony).

The orientation of the site and relationship with Nos 57 to 60 Coachman Lane (to the north) would result in those dwellings having an extended two storey wall of approx. 10 metres length, with the new rear roof section having a ridge length of 2.3m and a height of 6.4m. However the existing situation is a 7.7m long flank wall and roof of 7.5m in height. Therefore in my view the resulting situation would be no worse than the existing situation here in regard to amenity and would not result in a material loss of light.
The single storey front extension and lean-to roof due to the size, scale and location would not impinge upon neighbouring residential amenity in my view.

4.3.3 Visual Amenity
The two storey extension is to the rear of the property with a design using a hipped roof feature which would not be entirely sympathetic to the parent building. This would not be visually dominant or detrimental to the street scene, or detrimental to the parent building in my view given the character, age and design of dwellings here. The extension has been designed to reduce any perceived impact on neighbours and would compliment the existing dwelling and complies with the requirements of Policy 28 being under three metres in depth.
The front extension would be visible in the street scene but would not be detrimental to the visual amenities of this locality.
The proposals in my view comply with Policy 28 - House Extensions with the development of a sympathetic design to the existing dwelling and built using materials to compliment the existing property.

4.4 **Conclusion**

4.4.1 In the absence of any material or sustainable grounds for objection I have framed a favourable recommendation accordingly.

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:

3. 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: 21 May 2018	