DELEGATED FILE NOTE

CASE OFFICER: …Sam Dicocco……

APPLICATION REFERENCE	BRIEF DESCRIPTION OF DEVELOPMENT	APPLICATION SITE
18/00091/FPH	Part two storey, part single storey rear extension, single storey side extension and ancillary works.	4 Lordship Lane Letchworth Garden City Hertfordshire SG6 2BH

Submitted Plan Nos
FIN/17/01; FIN/17-02; 1:1250 Location Plan

1.0 Policies

LP28	House Extensions
LP55	Car Parking Standards
LP57	Residential Guidelines and Standards
LP58	Letchworth Garden City Design Principles
SECT7	Requiring Good Design

2.0 **Site History**

2.1 None.

3.0 **Representations**

3.1 None.

4.0 **Planning Considerations**

4.1 **Site and Surroundings**

4.1.1 The site lies within the boundary of Letchworth Garden City. The site contains a two storey dwelling hosting pitched, hipped roofs throughout. The dwelling is composed of a rectangular main part, with a two storey front projection, single storey front porch and flat roofed side addition linking to the neighbouring property.

4.1.2 The building is oriented to face north, and is on the inside of a bend in the host street, resulting in a plot shape that narrows to the rear. Furthermore, by reason of the bend in the street, the rear elevations of the neighbouring premises are angled to face inwards, towards the host dwellings site, from the rear.

4.1.3 The area is residential in character, hosting a mix of detached and semi-detached dwellings utilising a fairly consistent palette of materials. The host dwelling is fairly reflective of the paired detached dwelling to the west (No.2).

4.2 **Proposal**

4.2.1 The application seeks permission for the erection of a part single, part two storey rear addition, alongside a single storey flat roofed side addition to join the detached garage to the building. The two storey rear addition would host a pitched hipped roof meeting the main roof of the existing building just below the ridge. The two storey addition would be built along the west flank wall, and be spaced from the east flank wall by approximately 2.5m. The ground floor flat roofed rear extension would fill the 2.5m gap left by the two storey addition. The rear extensions would measure 4m in depth from the existing rear wall. Finally, the side addition would host a flat roof with a front facing parapet slightly higher than the garage to which it would adjoin.

4.3 **Key Issues**

4.3.1 The rear extensions are large, however, would fit well within the site and, by virtue of their positioning to the rear, not dominate the existing building. It is thereby considered that the rear additions would respect the existing dwelling in regards its height and proportions. The materials to be used in the addition would match those used in the construction of the existing building, and the window detailing would not be unsympathetic to the existing fenestration detailing. The flat roof at ground floor level and pitched, hipped roof at first floor level would respect the form of the existing building.

4.3.2 The ground floor side addition would increase the parapet wall which stretches between the host dwelling and No.2 Lordship Lane for a section measuring approximately 2.3m. Whilst this addition would diminish the pleasing symmetry between the two dwellings, this symmetry has already been damaged by projecting roof lights in No.2. On balance, it is not considered that the increased parapet for the distance proposed across the width of the linking wall would cause undue harm to the character of the sites surroundings. The increased parapet height also serves to obscure the roof light proposed within the side extension.

4.3.3 By reason of the existing ground floor rear extension to No.2 Lordship Lane, it is not considered that the two storey rear extension would cause discernible loss of light or appear unduly dominant giving the spacing from the nearest first floor rear window in the adjoining property. The proposal involves the installation of a first floor side window to serve a bedroom. The clear glazed bedroom window would face No.2 Lordship Lane, however, by reason of the lack of first floor side windows in the adjoining property, the additional window would not cause loss of privacy in either direction.

4.3.4 The roof lights in the flat roofed side addition of No.2 Lordship Lane have been considered in regards loss of privacy, however, these roof lights serve a garage space as per the latest planning records. Furthermore, the spacing and viewing angles to and from the proposed clear window in the west flank wall of the host dwelling would raises little concern in regards to casual overlooking.

4.3.5 No.6 Lordship Lane has been extended to the rear with a single storey rear addition, however, by reason of the varying depths and building lines on this corner of Lordship Lane, the rear extension of No.6 does not extend far past the existing rear wall of the host dwelling. Notwithstanding this, the spacing from the proposed rear extensions and the boundary, which is currently incomplete but could host 2m high boundary fencing, would result in limited impact in term of unduly dominant built form. Additionally, the orientation of the properties are such that loss of light would be limited to the late evening, and the spacing between the built forms would result in little change in the existing relationship in this regard. No loss of privacy would result from the proposed additions between these two dwellings.

4.3.6 The proposal would increase the number of bedrooms within the dwelling from three to four. Given the extent of the existing hard surfacing to the front of the property, as well as the garage to be retained, it is considered that the site would accommodate sufficient parking capacity commensurate to the size and use of the resultant building.

4.4 **Conclusion**

4.4.1 The proposed extensions would, on balance, be sympathetic to the existing house in terms of height, proportions, form, materials and window detailing. Furthermore, on balance, the additions would not harm the character of the sites surroundings, would respect the living conditions of the occupiers of adjoining premises and would retain sufficient on-site parking commensurate to the size and use of the resultant building. Accordingly, the proposal accords with the applicable policies within the local development plan listed above.

5.0 **Recommendation**

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

1. The development hereby permitted shall be completed before the expiration of 3 years from the date of this decision notice.

   Reason: As required by the Town and Country Planning (General Permitted Development) Order 2015, Schedule 2, Part 3, Class Q.2.-(3)

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  Tom Rea Determining Officer	Development Management North Hertfordshire District Council Council Offices Gernon Road Letchworth Herts SG6 3JF
Date: 12 March 2018	