DELEGATED FILE NOTE

CASE OFFICER: ...Melissa Tyler.....

APPLICATION REFERENCE	BRIEF DESCRIPTION OF DEVELOPMENT	APPLICATION SITE
18/00563/FPH	First floor rear extension.	26 Broughton Hill Letchworth Garden City Hertfordshire SG6 1QB

Submitted Plan Nos

20179

1.0 Policies

SECT7	Requiring Good Design

LP28	House Extensions
LP57	Residential Guidelines and Standards
LP58	Letchworth Garden City Design Principles
XD2	Hse Extns,Replacement Dwells,Outbuilding
XD3	Protecting Living Conditions

2.0 **Site History**

2.1 No previous planning history

3.0 **Representations**

3.1 No representations have been made

4.0 **Planning Considerations**

4.1 **Site and Surroundings**

4.1.1 26 Broughton Hill is an mid terraced property in Letchworth, set in a quadrant of three sets terrace properties. The property's southern boundary is set approximately 10 metres from the highway. A footpath runs along the rear boundary. The property is within the Letchworth conservation area.

4.2 **Proposal**

4.2.1 Planning permission is sought for a first floor rear extension. The extension is located on an existing catslide roof slope to the rear of the property. It has a depth of 1.8 metres and a height of 1.6 metres with a flat roof. A new boiler flue is also proposed that runs to the side of the proposed extension. This has a height of 2.5 metres above the roof line.

4.3 **Key Issues**

4.3.1 The key issues are the design and the impact upon the living conditions of neighbouring property.

Design and impact on character and appearance of the area

4.3.2 Saved Policy 28 suggests that house extensions are generally acceptable providing they are:

--Sympathetic to the existing house in height, form, proportions, window details and materials;

--Pitched roofs are used where appropriate"

4.3.3 In line with the above considerations, I would consider that the proposed first floor rear extension is unsympathetic due to its flat roof design, as such contrary to the provisions of Policy 28 of the North Hertfordshire District Local Plan no.2 with Alterations 1996. The proposal would also be contrary to the provisions of Section 7 of the NPPF, as the works would not add to the overall quality of the area.

4.3.4 I would also have regard to paragraph 64 of the NPPF which states that *"Permission should be refused for development of poor design that fails to take the opportunities available for improving the character and quality of an area and the way it functions."*

4.3.5 For the reasons noted above it is my view that the proposed first floor rear extension would fail to comply with this aspect of national planning policy and should therefore be refused on this basis.

4.3.6 Given my concerns regarding the application I spoke with the Letchworth Garden City Heritage Foundation. The case officer stated that the first floor rear extension was removed from the scheme that they are dealing with as they could not support the proposed extension.

Impact upon neighbouring property

4.3.7 No representations were received by neighbouring properties. In my view there would be no adverse impact incurred for the residential amenity of any neighbouring property in my opinion.

4.4 **Conclusion**

4.4.1 Recommend planning permission be refused by reason of its unsympathetic design in terms flat roof design which is contrary to the provisions of Saved Policy 28 of the North Hertfordshire District Local Plan No. 2 with Alterations and the guidance set out in Section 7 (Requiring good design) of the National Planning Policy Framework.

5.0 **Recommendation**

5.1 That planning permission be **REFUSED** for the following reasons:

1. By reason of its flat roof design the proposed first floor rear extension would be unsympathetic to the existing house in terms of height, form and proportions, contrary to the provisions of Saved Policy 28 of the North Hertfordshire District Local Plan No. 2 with Alterations and the guidance set out in Section 7 (Requiring good design) of the National Planning Policy Framework.

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  Tom Rea Determining Officer	Development Management North Hertfordshire District Council Council Offices Gernon Road Letchworth Herts SG6 3JF
Date: 11 April 2018	