DELEGATED FILE NOTE

CASE OFFICER: ...Heather Lai.....

APPLICATION REFERENCE	BRIEF DESCRIPTION OF DEVELOPMENT	APPLICATION SITE
18/01366/FPH	Two storey side extension and single storey rear extension following demolition of existing rear conservatory and attached garage. Insertion of rear dormer window to facilitate loft conversion.	152 Old Hale Way Hitchin Hertfordshire SG5 1XT

Submitted Plan Nos

450/18/100 450/18/101

1.0 Policies

LP28 House Extensions

LP55 Car Parking Standards

National Planning Policy Framework

Section 7 - Requiring good design

Emerging Local Plan 2011-2031 (Approved by Full Council 11th April 2017)

D1 - Sustainable Design;
D2 - House extensions and replacement dwellings;
D3 - Protecting living conditions;
T2 - Parking

Supplementary Planning Document

Vehicle Parking at New Development September 2011

2.0 **Site History**
No site history on record.

3.0 **Representations**
Local residents
No representations received.

4.0 **Planning Considerations**

4.1 **Site and Surroundings**
The application site is a mid-20th Century, two storey semi-detached dwelling located on the eastern side of Old Hale Way. It is unlisted and outside a conservation area.

4.2 **Proposal**
The application seeks permission for a two storey side extension, a single storey rear extension, and associated demolition of the existing conservatory and garage. The roof would also be altered from a gabled end to a Dutch gable (1/3 hipped roof), and a rear dormer roof extension is to be erected.

4.3 **Key Issues**
Design:
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..."* and *"...pitched roofs are used where appropriate..."*

There is an existing poor quality lean-to garage adjoining the dwelling house, and a shed to the rear of this. To the rear of the dwelling is an existing conservatory. These elements are to be demolished, and the proposal seeks to erect a two storey side extension and a single storey rear extension. To the rear, a single storey element is also proposed which would project beyond the full width rear extensions. This would serve as a playroom. The proposal would result in a 2.6m deep full width single storey rear extension, with the play room element to extend 3.5m from the rear wall of the extension. The proposed two-storey side extension

would project 1.8m from the side of the host dwelling house, a reduction from the 2.6m wide garage which currently projects to the side boundary.

At roof level to the rear it is proposed to erect a large dormer roof extension. This will be facilitated by the wider roof, which is to be finished with a Dutch gable style rather than the existing gable end.

In design terms, the proposed works will add significant bulk to the host building, particularly to the side and at roof level. The proposed Dutch gabled roof will look prominent on the street scene and will be discordant with the immediately surrounding semi-detached properties which all retain their gabled roofs. However, given there is a variety of roof styles along this part of Old Hale Way, and that the raising of the roof to be a hipped roof could be achieved under permitted development, no objection is raised to this element of the scheme.

While the two storey side elevation would increase the width of the existing dwelling by 1.8m, the materiality would be to match the host building, and the detailed design of the proposal, especially to the front is considered acceptable and would enhance the principal elevation.

To the rear, the single storey extension, and the proposed games room which would project off this are considered acceptable as they are of an appropriate materiality and detailed design, and would remain subservient to the host building. The removal of the existing poor quality conservatory is a welcome alteration.

The proposed roof dormer is of a considerable size, and given the increased size of the roof this will appear as a prominent feature to the rear of the roofslope. However given it is to the rear of the property, and will be seen in limited private views only (there is an allotment to the rear of the site) it is considered this roof level extension will not cause public harm.

Overall it is considered the extensions and alterations to the dwelling are acceptable and accord with Policy 28.

Amenity:
The existing garage and shed are built up onto the side party wall with no. 154, this dwelling is set away from the boundary by approximately 3m. The proposed two storey extension would be set in from the side boundary by approximately 1m, leaving a gap of approximately 4m between the two dwellings. The proposed extensions would be located to the south of no. 154, however it is considered this would not result in a material loss of light or an increased sense of enclosure as this elevation has already been compromised by the host dwelling at no. 152. Only one window is proposed for this extended side elevation, an obscure glazed window to serve a ground floor bathroom. Therefore it is considered there will not be a material loss of privacy.

To the rear, the full width ground floor extension would be set in from both side boundaries. To the south, adjoining no. 150 has an existing rear extension, and to the north the proposal would sit behind the rear building line of no. 154, and there would be a gap of approximately 4m between the two dwellings. Therefore it is considered there would not be a loss of light, privacy or an increased sense of enclosure. To the immediate rear of the site are allotments and therefore there would not be a material impact to that elevation.

The proposed play room element of the single storey rear extensions would be built up to the boundary with no. 154, however it is set at some distance behind the rear of the dwelling at this site, and there would not be any windows facing to the north. There is only a solid door proposed to the north side of the play room, and the only other fenestration is bi-folding doors to the south, and two rooflights. Although the bi-folding doors are facing towards no. 150 to

the south, they are to be 3.5m from the side boundary, and as there is existing boundary treatment it is considered there would not be a loss of privacy resulting from this extension.

The roof level alterations are considered acceptable and will not result in a material amenity impact. The rear dormer faces towards the rear, where the site faces allotments and therefore it will not result in a loss of privacy for adjacent residential occupants.

The proposals are considered acceptable in amenity terms and will not result in a material loss of amenity to surrounding residential properties.

Car Parking Standards:
The proposed development would not trigger the requirement for additional car parking to be provided within the application site. While the garage is being lost, there is space for two vehicles to park to the front of the site.

4.4 **Conclusion**
In the absence of material planning reasons to the contrary it is my view that planning permission should be **GRANTED.**

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:
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: 13 July 2018	