DELEGATED FILE NOTE

CASE OFFICER: ...Tom Donovan.....

APPLICATION REFERENCE	BRIEF DESCRIPTION OF DEVELOPMENT	APPLICATION SITE
18/00883/FPH	Two storey side extension with rear balcony and ancillary works.	2 Riverside Cottages Arlesey Road Ickleford Hitchin Hertfordshire SG5 3TZ

Submitted Plan Nos

17125-001; 17125-002A

1.0 Policies

1.1 **North Hertfordshire District Local Plan No.2 with Alterations**

Policy 2 - Green Belt
Policy 3 – Settlements in the Green Belt
Policy 28 - House Extensions
Policy 30 - Replacement or Extension of Dwellings in the Countryside
Policy 55 - Car Parking Standards

1.2 **National Planning Policy Framework.**

Section 7 - Requiring good design
Section 9 – Protecting Green Belt land

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

SP5 – Countryside and Green Belt
D1 - Sustainable Design;
D2 – House extensions and replacement dwellings;
D3 – Protecting living conditions;
T2 - Parking

1.4 **Supplementary Planning Document**

Vehicle Parking at New Development September 2011

2.0 **Site History**

2.1 Planning permission granted for a scheme of an identical size and design but with different external materials.

3.0 **Representations**

3.1 **Local residents**
Mr Craig and Ms Doyle, 1 Riverside Cottages
Objection summarised as follows:
--Concerns with suitability of access for construction works;
--Loss of privacy due to balcony;
--Potential damage to the bridleway/vehicular access;
--Obstruction to parking area.

3.2 **Ickleford Parish Council:**
No objection.

4.0 **Planning Considerations**

4.1 **Site and Surroundings**

4.1.1 The application site is situated to the west of the railway line and bridge as one enters Ickleford from the north. The property is one half of a semi-detached pair of

cottages. The site is in the Green Belt.

4.2 **Proposal**

4.2.1 Two storey side extension and rear balcony at first floor level (as amended). The extension is proposed to extend beyond the flank wall of the main house and would abut the existing single storey extension. The extension is proposed to extend by 4m beyond the flank wall of the main house and would have a depth of approximately 4m. The extension would have a gable roof form which would have a form and pitch that would relate to that of the main house. The extension will be clad with 150mm horizontal timber cladding.

The proposed balcony would be located on the rear elevation facing the river. It will have a timber screen to prevent overlooking to no.1 Riverside Cottages.

4.3 **Key Issues**

4.3.1 The key issues for consideration are as follows:
--The acceptability of the proposed development given its location in the Green Belt.
--The acceptability of the design of the proposed development and its resultant impact on the character and appearance of the area.
--The impact that the proposed development would have on the living conditions of neighbouring properties.
--The impact the proposed development would have on car parking provision in the area.

4.3.2 **Green Belt**
The application site is within the Green Belt. In the Green Belt, new development is generally considered to be inappropriate unless it is listed in paragraph 89 or 90 as an exception. One of the exceptions listed in paragraph 89 is the *"...extension or alteration of a building provided that it does not result in disproportionate additions over and above the size of the original building."*

It appears that the host dwelling has previously been extended at single storey level and therefore this proposal would comprise a further and more substantial addition to the original building. I would regard an extension to this building as being acceptable in principle whilst I believe that an extension of the size proposed would be well proportioned in relation to the host dwelling. In my view, proposed development would comply with one of the exceptions found in para.89 of the Framework and would therefore be acceptable in Green Belt terms.

In terms of Policy 2 of the Saved Local Plan it is my view that the proposed extension would be appropriate in the Green Belt and would not have significant visual impact. The proposal is therefore compliant with this Policy.

In my view the proposed development is compliant with local and national Green Belt policy.

4.3.3 **Policy 28 & 30 - design and appearance**
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..."*

Policy 30 suggests that *"For existing dwellings anywhere in the countryside outside excluded or selected villages, the Council will normally refuse proposals for their*

replacement or extension if a materially greater impact would result. A landscaping scheme related to the surrounding will be expected. Also extensions will normally be refused if they result in a size, scale and design out of keeping with the original building and give the effect of a new dwelling."

I am of the view that Policies 28 and 30 have broadly the same aims and that, in essence, for a scheme to compliant with Policy 28, it must also be compliant with Policy 30 and vice-versa.

In line with my comments regarding the Green Belt issue, it is my view that the proposed extension would have an acceptable relationship with the host dwelling in terms of its size. In most other respects it is my view that the extension and balcony would be sympathetic to the host dwelling and therefore compliant with the relevant national and local planning policy regarding house extensions and design. I note that the extension is proposed to be clad in 150mm horizontal timber cladding on all sides at both ground and first floor level. As a personal preference I would probably prefer for the extension to be built using brickwork to match but I do not think this is key nor do I consider that the use of timber cladding would be significantly at odds with the appearance of the host dwelling.

4.3.4 Impact on the living conditions of neighbouring properties

The key issue for consideration is the impact that the proposed development would have on the living conditions of the adjoining property, no.1 Riverside Cottages.

The proposed extension would be located at the far end of the property set away from the adjoining property. The extension would have windows which face towards the river and into the rear garden. The balcony is proposed for the elevation which faces the river and would not be located in a fashion as to offer direct views towards windows or private amenity areas belonging to no.1. In any case, a timber screen is proposed to obscure views towards this property. As such, the proposed development would not cause any material loss of privacy. In my view, the proposed development would not result in any harm to the living conditions of no.1 Riverside Cottage.

Others

Other neighbouring properties would not be affected by the proposed development.

4.3.5 Car parking

The proposed development would not trigger the requirement for additional car parking to be provided within the application site. Parking for two vehicles is located at the side of the property.

4.3.6 Other matters

The adjoining neighbours have raised issues regarding the suitability of the access road to take the additional traffic required to construct the extension. However, this matter is not material to the decision and it is up to the applicant to ensure that the access is available at all times and that it is not damaged in any way.

4.4 **Conclusion**

4.4.1 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 is **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 proposed timber screen indicated on drawing 17125/002A shall be installed prior to the first occupation of the proposed development hereby permitted.

   Reason: To ensure that the proposed development would have an acceptable impact on the living conditions of neighbouring properties.

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.

Informative/s:

1) Hours of construction
Construction operations related to the development should occur only between the following hours: 0800-1800 Monday to Friday, 0800-1300 on Saturdays, no working on Sundays and Bank Holidays.

2) Storage of building and waste materials
Building and waste materials should be stored within the application site at all times.

3) Vehicular access
The vehicular access should be kept clear at all times to ensure the safe and free flow of traffic at all times and to ensure that the period of construction is not detrimental to highway safety.

Signed  Simon Ellis Determining Officer	Development Management North Hertfordshire District Council Council Offices Gernon Road Letchworth Herts SG6 3JF
Date: 15 May 2018	