DELEGATED FILE NOTE

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

APPLICATION REFERENCE	BRIEF DESCRIPTION OF DEVELOPMENT	APPLICATION SITE
18/01056/FPH	Single storey side and rear extensions with rooflights and dormer window.	15 Saffron Hill Letchworth Garden City Hertfordshire SG6 4DB

Submitted Plan Nos

17197 001; 17197 002; 17197 003

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 None.

3.0 **Representations**

3.1 None.

4.0 **Planning Considerations**

4.1 **Site and Surroundings**

4.1.1 The site is located within Letchworth Garden City. The site lies on the north side of Saffron Hill. The sites topography is such that the land slopes down from west to east.

4.1.2 The site contains a single storey bungalow hosting a pitched hipped roof. The existing dwelling is rectangular in shape, with a narrow front and deeper width.

4.1.3 The surrounding area is residential in character. The dwellings are detached, exposing a consistent palette of materials. The dwellings appear largely as single storey bungalows, albeit with a few visible signs of roof accommodation in some bungalows, with four chalet bungalow dwellings towards the bottom of Saffron Hill.

4.2 **Proposal**

4.2.1 The application seeks permission for the erection of side and rear extensions alongside the raising of the eaves and ridge height of the roof to create accommodate at first floor. The development would also see the installation of 5 roof lights in the west facing roof slope and a flat roofed rear facing dormer. The proposal has a pitched hipped roof with front chimney stack. The side extension is proposed to have a hipped pitched roof connecting to the main roof, with a subservient ridge and eaves height.

4.3 **Key Issues**

4.3.1 The key issue in this application is considered to be the impact of the development on the character of the sites surroundings, as well as the impact of the development upon the living conditions of the occupiers of adjoining premises.

Design and impact in the street scene

4.3.2 In regards to policy 28 of the Saved Plan, the extensions, by reason of the increase in eaves and ridge height of the replacement roof, would fail to be sympathetic to the existing dwelling in terms of height. In terms of proportions, the additions would increase the footprint of the dwelling with the proposed 5 metre rear extension. Notwithstanding this increase, as well as the additional height within the raised roof, the design of the building would result in the resultant building remaining sympathetic in form and proportions. Materials proposed are to match the existing.

4.3.3 The increase in eaves and ridge height of the main part of the dwelling equates to approximately 0.2m from the ground level. By virtue of the wider topography of the area, the raising in the height of the building has potential to disrupt the flow and transition of roof heights as the streets topography changes. Notwithstanding this, there is evidence within the street of similar alterations in roof heights and disruption of this character. Accordingly, the proposed installation of roof lights and the increase in roof height proposed would not cause undue harm to the character of the sites surroundings.

4.3.4 The side addition would be visible from public view, but would be set back 4 metres from the front elevation of the property, so would not be prominent. In terms of being in character with the property and area, I feel that no design objections could be raised to these proposals.

4.3.5 Therefore, it is my view that the proposed extensions would be acceptable in design in relation to the host dwelling. I do not consider that the proposal would be materially out of character with the property or area and can see no material objection to raise to the design of the proposal.

Impact upon neighbouring properties

4.3.6 No representations from neighbouring properties have been received.

4.3.7 In terms of the proposals impact on the living conditions of neighbours, it is my view that the proposed additions would not have a detrimental impact on the amenities for the adjoining neighbours or have a negative impact on the daylight and sunlight of the neighbouring properties due to change in height and depth of the proposed rear extension.

4.3.8 It is my view that there would not be any greater impact of overlooking or loss of privacy for any of the neighbouring properties. The side roof lights proposed in the side elevation would be positioned at a high level, likely at least 1.7m above the finished floor level. As a result, any sideward views would be in an upward trajectory, not resulting in any overlooking. The rear facing dormer window would not give direct views into the immediate amenity space to the rear of the neighbouring properties, and therefore not result in undue loss of privacy.

4.3.9 No.13 Saffron Hill is sited to the north-east of the host dwelling. A similar proposal is part of a planning application for No. 13 which is under consideration (18/00376/FPH). The dwellings are currently separated by approximately 2m. No.13 is a mirror image of the host dwelling. If both properties implement the proposed schemes this mirroring with still be evident. It is my view, that the proposed side extension would be at single storey level and is of a design and scale that would not impact upon the residential amenities currently enjoyed by No. 13.

4.3.10 No.17 is located at a slightly higher ground level by virtue of the prevailing topography of the area. With regards to impact upon No 17, the flanks of the properties are sited approx. 2 metres from each other. The combined depth of 5 metres deep extension from the original host property, does exceed the 3 metre guidance distance in the local plan, however, I do not consider that light to the rear of No 17 would be materially affected due to its orientation.

4.4 **Conclusion**

4.4.1 Overall, I can see no reason to refuse permission for this rear and side extensions, which would not have a detrimental impact upon the amenities of the neighbouring properties nor an adverse impact upon the character of the property or area.

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.

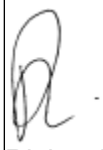
   Reason: To comply with the provisions of Section 91 of the Town and Country Planning Act 1990 as amended by Section 51 of the Planning and Compulsory Purchase Act 2004.

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  Richard Tiffin Determining Officer	Development Management North Hertfordshire District Council Council Offices Gernon Road Letchworth Herts SG6 3JF
Date: 13 June 2018	