**DELEGATED FILE NOTE**

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

| APPLICATION REFERENCE | BRIEF DESCRIPTION OF DEVELOPMENT | APPLICATION SITE |
|---|---|---|
| 18/00084/FPH | Part two storey, part single storey side and rear extension following demolition of existing garage and summerhouse (as amended by drawings DD/28/OUGHT/C/001A received 01/05/2018 and drawings DD/28/OUGHT/C/002B and DD/28/OUGHT/G/001B received 29/05/2018). | 28 Oughton Head Way<br>Hitchin<br>Hertfordshire<br>SG5 2LA |

**Submitted Plan Nos**

G/001B C/001A C/002B

**1.0 Policies**

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

Policy 28 - House Extensions
Policy 55 - Car Parking Standards

1.2 **National Planning Policy Framework.**

Section 7 - Requiring good design
Section 12 – Conserving and enhancing the historic environment

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

D1 - Sustainable Design;
D2 – House extensions, replacement dwellings and outbuildings;
D3 – Protecting living conditions;
T2 – Parking
HE1 – Designated Heritage Assets

1.4 **Supplementary Planning Document**

Vehicle Parking at New Development September 2011

2.0 **Site History**

2.1 Previous application withdrawn.

3.0 **Representations**

3.1 **Public Notice/ Local residents**
Dr Spinelli, 27 Oughton Head Way
Objection summarised as follows:
--Two storey rear extension overpowering and disproportionate
--Loss of sunlight to windows at the rear of the property
--Concerns relating to integrity of foundations
--Single storey extension overpowering and imposing
--Issues with accuracy and clarity of drawings.

3.2 Mrs Dix, 29 Oughton Head Way
Objection summarised as follows:
--Loss of light to ground and first floor windows
--Loss of view
--Impact of log burner & flue
--Impact due to period of construction

4.0 **Planning Considerations**

4.1 **Site and Surroundings**

4.1.1 28 Oughton Head Way is a semi-detached cottage. It has previously been extended to the rear at single storey level. A single storey summer house/garage-type building is located in the rear garden. The site is in the Butts Close Hitchin

Conservation Area.

4.2 **Proposal**

4.2.1 Part two storey, part single storey side and rear extension following demolition of existing garage and summerhouse. The two storey element would be set several metres behind the front wall of the main house and would have a pitched roof. It would project by a distance of 1.8m beyond the flank wall of the house and by 3m beyond its rear wall. The extension would have a pitched roof with the same angle as the main roof. A Dutch-hipped section is proposed for the rear part of the roof. The single storey element would have a flat roof and is proposed to extend by 2.9m beyond the rear wall of the two storey element.

Facing materials are proposed to match those used in the construction of the host dwelling.

4.3 **Key Issues**

4.3.1 The key issues for consideration are as follows:
--The effect on the character and appearance of the area.
--The effect on the historic environment.
--The effect on the living conditions of neighbouring properties.
--The effect on highway safety and car parking in the area.

4.3.2 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..."*

The scheme has been amended quite significantly during the application process in order to improve the proposal. As such, I am of the view that the amended scheme would be a sympathetic addition which would have an acceptable relationship with the host dwelling in terms of its size and design. The scheme has been designed in a fashion which responds to the features and form of the host property but would retain a degree of subservience due to its positioning several metres behind the front wall of the main house. I find that the Dutch-hip that is proposed for the rear extension is not particularly attractive; however, this is proposed in order to reduce the impact on the neighbouring property. Ultimately, this part of the extension would not be publicly visible and as such I do not consider that it would cause any wider harm.

The flank wall of the two storey side extension would be positioned the requisite 1m from the flank boundary with the adjacent property to that side.

The proposed development would be compliant with the relevant local and national planning policy regarding house extensions and design.

4.3.3 Historic environment
The site is in the Butts Close Hitchin Conservation Area and the LPA has a statutory duty to ensure that development proposals preserve or enhance the character and appearance of a conservation area. In this case, given the acceptability of the design as noted above and the limited impact that the proposal would have on the significance of the conservation area, I am of the view that the proposal would preserve the character and appearance of the Butts Close Hitchin Conservation Area.

4.3.4 Impact on neighbouring properties

*29 Oughton Head Way*

No.29 has a similar appearance to the application property when viewed from the front although it has a two and single storey projecting section to the rear. First of all, given the distances involved and the reduced projection of the two storey element I do not consider that windows that face to the rear would be unduly affected. Several windows are located on the flank wall of the two storey projection and there is certainly a degree to which these would be affected; particularly as they face the flank wall of the extension. However, they will be several metres from the flank wall of the two storey element whilst an acceptable amount of light will be available over the roof of the single storey element which has been reduced. Moreover, due to the demolition of the existing summerhouse, the development on the application site will not extend so far to the rear.

The bulk of the new windows would face into the application site and would not result in any loss of privacy. Two windows are proposed for the flank elevation; the first floor window would be frosted and would therefore not cause a loss of privacy. A ground floor window is proposed and this has been reduced in size during the application process. I am satisfied that this would not cause any material loss of privacy whilst I also note that the property currently has several windows at ground floor level on the flank elevation and this proposal would comprise a reduction overall.

4.3.5 *27 Oughton Head Way*

No.27 has an existing lean-to single storey rear extension that appears to project approximately 3m beyond the rear wall of the house. Rear-facing windows on the rear of this element would not be affected by the two storey element whilst the single storey element would not be of such size that it would cause any significant impact.

The two storey rear extension would be set away from the boundary by a sufficient distance to ensure that the first floor window would not be significantly affected by the proposed two storey element.

New windows are primarily proposed to face into the rear of the application site and would not result in any loss of privacy for this property.

4.3.6 *Others*

Other neighbouring properties would not be negatively affected by the proposal.

4.3.7 Car parking

The proposed development would not trigger the requirement for additional car parking to be provided within the application site.

4.3.8 Other matters

Some other matters have been brought to my attention including impact during construction works and matters relating to the structural integrity of other properties. These matters are not material to the decision and are unable to be taken into account when reaching a decision.

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.**

4.5 **Alternative options**

4.5.1 None applicable.

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. External materials should match those used in the construction of the host dwelling unless otherwise agreed in writing by the Local Planning Authority.

   Reason: To ensure that the final development would have an acceptable visual appearance.

4. The window at first floor level on the south-east facing flank elevation of the development hereby permitted shall be permanently glazed with obscure glass.

   Reason:To safeguard the privacy of the occupiers of the adjacent dwelling.

**Proactive Statement**:

Planning permission has been granted for this proposal. The Council acted proactively through positive engagement with the applicant during the determination process which led to improvements to the scheme. 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) Asbestos removal
A suitably qualified person/contractor should be appointed to ensure the safe removal of any and all asbestos required to be removed as part of the development.

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

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| Signed<br><br>Simon Ellis<br><br>Determining Officer | Development Management<br>North Hertfordshire District Council<br>Council Offices<br>Gernon Road<br>Letchworth<br>Herts<br>SG6 3JF |
| **Date:** 30 May 2018 | |