DELEGATED FILE NOTE

CASE OFFICER: ...Sam Dicocco.....

APPLICATION REFERENCE	BRIEF DESCRIPTION OF DEVELOPMENT	APPLICATION SITE
18/00718/FPH	Two storey rear extension, single storey front porch extension and insertion of roof lights to facilitate conversion of loft into habitable space.	7 Priory Lane Royston Hertfordshire SG8 9DU

Submitted Plan Nos

17/42/A/001; 17/42/A/002

1.0 Policies

LP28 House Extensions

LP55	Car Parking Standards
LP57	Residential Guidelines and Standards
SECT7	Requiring Good Design
XD2	Hse Extns,Replacement Dwells,Outbuilding
XD3	Protecting Living Conditions
XT2	Parking

2.0 **Site History**

2.1 03/01022/1HH - Formation of vehicular access and provision of two parking spaces – Refused 11/08/2003

2.2 04/00870/1HH - Single storey rear extension. Installation of dormer windows in roof slopes to facilitate living accommodation in loft space – Refused 04/10/2004

2.3 04/01765/1HH - Single storey rear extension. Installation of dormer windows on north and east roof slopes to facilitate living accommodation in loft space – Conditional Permission 29/12/2004

2.4 14/00148/1HH - New vehicular crossover. (Amended plan received 04/06/14). – Conditional Permission 12/06/2014

3.0 **Representations**

3.1 Royston Town Council – No objection

3.2 5 Priory Lane – Front porch will block views to park and two storey rear extension will 'block us in'.

4.0 **Planning Considerations**

4.1 **Site and Surroundings**

4.1.1 The site lies within the settlement of Royston. The site contains a single storey bungalow hosting a hipped pitched roof. The bungalow hosts two chimney stacks protruding from both side roof slopes. The dwelling hosts roof lights to accommodate unspecified 'loft accommodation'. The plot is a relatively formal rectangular shape. The sites surroundings are residential in nature, with a mix of size and appearance of dwellings.

4.2 **Proposal**

4.2.1 The application seeks planning permission for the erection of a two storey rear extension and roof alterations to facilitate the conversion of the loft into habitable space. The proposed drawings also show the erection of a front porch hosting a pitched roof with front facing gable elevation. The two storey rear extension would cover just over half of the width of the existing dwelling. The extension would host a pitched roof with gabled rear elevation. The pitched roof would follow the pitch of the existing roof, halting where the width of the extension stops and dropping down presenting a two storey side elevation.

4.3 **Key Issues**

4.3.1 It is considered that the proposed additions would be sympathetic to the existing dwelling in regards to form, proportions, materials and window detailing (including roof lights). Whilst the two storey flank wall would be partially discernible from the street scene, it remains that the size and scale of the development would respect the bungalow form of the existing building. The front facing porch would not dominate or fundamentally alter the appearance of the building within its context. In accordance with the above, the proposed development would not harm the character of the sites surroundings.

4.3.2 The principle concern and issue for assessment in this application is the impact of the proposal on the living conditions of the occupiers of adjoining premises. No.5 Priory Lane is located to the south of the host dwelling and proposed extension. In terms of loss of light, it is not considered that the proposed extension would cause harm by reason of the extensions siting to the north of he adjoining property.

4.3.3 In regards to unduly dominant built form, the extension would be approximately 4.7m in depth, with an eaves height of approximately 2.7m. The existing boundary treatment between the dwellings is an approximately 2m high close boarded fence which drops with the topography of the site. No.5 Priory Lane has a staggered rear elevation, which steps back in stages, with three rear elevations and three side elevations. No.7, in its existing form, already extends beyond the furthest rear elevation of No.5 Priory Lane.

4.3.4 The proposed extension would maintain approximately 1m space from the shared boundary with No.5 Priory Lane. Furthermore, by virtue of the layout of No.5 Priory Lane, the spacing between the neighbouring dwelling and the extension would increase as the neighbouring dwelling steps in to the rear. By reason of the existing relationship between the dwellings, as well as the depth and eaves height of the proposed extension and pitched roof leaning away from the adjoining property, it is not considered that the addition would harmfully alter the existing relationship between dwellings in relation to unduly dominant built form. It is not considered that the extension would fundamentally alter the urban outlook which currently exists from the rear of No.5 Priory Lane.

4.3.5 In regards to loss of privacy to No.5 Priory Lane, no concerns are raised from the ground floor side facing windows by reason of the height of the adjoining boundary

treatment. The roof lights facing No.5 would not be required for outlook, and thereby could reasonably be conditioned to be obscured glazed thereby protecting privacy in both directions. The first floor rear facing window would not alter the level of privacy afforded in the rear garden of No.5 Priory Lane by reason of the first floor rear windows in No.3 Priory Lane.

4.3.6 No.7B Priory Lane is a single storey bungalow located to the north of the host dwelling and proposed extension. No.7B is oriented to face north west, whereas the host dwelling faces in a western direction, with a slight tilt to the south west. No.7B hosts a diminutive rear garden with an approximately 2m high close boarded boundary treatment.

4.3.7 By reason of the distance of the extension from No.7B, as well as the existing boundary treatment separating the two properties proximity to the rear elevation of No.7B, the addition would not appear unduly dominant or cause loss of light. In regards to loss of privacy, no concerns are raised in regards to ground floor windows proposed. The first floor rear facing narrow full length window proposed would not cause overlooking of No.7B by reason of its position and orientation resulting in only oblique viewing angles. The first floor north facing side windows proposed would need to be conditioned to be obscure glazed and non-opening unless 1.7m above the finished floor level of the room which it serves.

4.3.8 Whilst the proposed development increases the number of bedrooms within the dwelling, the on-site parking provision would be commensurate to the size and use of the resultant building in line with the policy framework.

4.4 **Conclusion**

4.4.1 In line with the above analysis, it is considered that the proposal represents a good quality of design which would be sympathetic to the host building, maintains the character of the sites surroundings and, subject to conditions, respects the living conditions of the occupiers of adjoining premises. The development thereby accords with the policy provisions of the development framework.

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.

3. The windows at first floor level on the south south east facing flank roof slope elevation of the development hereby permitted shall be permanently glazed with obscure glass to a minimum of level 3. The windows at first floor level on the north north west facing flank roof slope and elevation of the development hereby permitted shall be permanently glazed with obscure glass to a minimum of level 3 and unopenable unless 1.7m above the finished floor level of the room which it serves.

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

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: 31 May 2018	