DELEGATED FILE NOTE

CASE OFFICER: ...Jo Cousins.....

APPLICATION REFERENCE	BRIEF DESCRIPTION OF DEVELOPMENT	APPLICATION SITE
18/00271/FPH	Single storey front extension and first floor roof extension.	126 Ashwell Street Ashwell Baldock Hertfordshire SG7 5QX

Submitted Plan Nos

2018/01-01; 2018/01-02; 2018/01-04; 2018/01-05; 2018/012-06; Location; Site; 2018/01/03

1.0 Policies

LP7	Selected Villages Beyond the Green Belt

LP28	House Extensions
LP57	Residential Guidelines and Standards
SECT7	Requiring Good Design
XD1	Sustainable Design
XD2	Hse Extns,Replacement Dwells,Outbuilding
XD3	Protecting Living Conditions

2.0 **Site History**

2.1 Permission granted in 1988 for single storey side and front extensions with detached double garage following demolition of existing garage. See 88/00975/1.

3.0 Representations

3.1 Ashwell Parish Council – have no objections. The clerk has provided the following additional information:-

The applicant stated that they had discussed the application with neighbours at nos. 124,126 and 128 Ashwell Street. It was noted that the residents of 124 Ashwell Street had forwarded to the Parish Council a copy of their consultation response to NHDC. This had raised several concerns including,
(i) the elevated position of the site would give unrestricted sight lines into their property, (ii) access rights to their property during the build process, particularly for emergency vehicles, (iii) trees on adjacent land, (iv) parking space proposals.
The applicant stated that advice had been sought from the emergency services and reassurance could be given that sufficient access would remain at all times. The driveway to no. 124 would be clearly demarcated to ensure that access remained unfettered. Plans showing the proposals for six parking spaces to the front of the property were noted; these did not impinge on the access road to no.124.

3.2 The occupiers of 124 Ashwell Street have written raising the following

objections/points of concern:-

1. *With concerns as to the impact to the surrounding landscape and our own views we consider that these ambitious plans do not take into account the elevated position that 126 already has over 124 Ashwell Street. 124 Ashwell Street is positioned behind and below 126 Ashwell Street.*
   To this end we are very concerned to see the proposal for another floor being built at 126 elevating the roof by approximately another third in height. The current elevation between the houses means that the proposed development will give 126 unrestricted site lines into the front south facing aspect of our house, including two bedrooms. This is causing our family stress and anxiety as the proposed elevation will be dominating and will impact on our right to light, reducing light to the ground floor of our south facing aspect and drastically reducing our privacy and view of the sky.

2. *These plans do not take into account the guaranteed safe access rights for vehicles and pedestrians entering and leaving 124 Ashwell Street or show how materials, deliveries, workers and tools for this proposed construction project can be imported without contravening our right of way. Our sole access in and out of our home, for our children and pedestrians, is accessed solely off Ashwell Street. The drive to and from 124 Ashwell Street runs directly down the north-east facing gable end and garage of 126. We need unrestricted access to our property for daily work purposes, safe pedestrian and vehicular access including emergency vehicles, deliveries, friends and family at all times, and therefore are not able to countenance any restrictions or temporary access arrangements for the proposed development that might impede this or endanger family or property.*
   We do not grant access onto our drive for any of these works to be carried out.

3. *Section 7 of the planning application states that there are "no trees on adjoining properties which are within falling distance of the proposed development". Trees growing on the village allotments may well be within the falling distance of the proposed development.*

4. *Section 11 mentions an alteration from the "existing materials of compacted soil to block paving to accommodate six cars". Understanding that parking to accommodate six cars will expand the existing parking for 126 substantially we are disappointed not see the plans for this. The existing plans show no suggestion of this paving and the area it may cover. The private drive for 124 Ashwell Street, running up and onto Ashwell Street, (where the drive is shared at the top), is not a designated parking place. We therefore need to understand how the plans for 126 integrate with our drive in the knowledge that vehicles for 126 can, and have, blocked access to 124 in the past.*

3.3 The occupiers of 128 Ashwell Street raise the following points of concern:-

1. The NHDC plan referred to on the online planning application documents identifies No 128 Ashwell Street - not No 126 Ashwell Street;
2. We are concerned that our right to light and privacy will be restricted by the height of the proposed new first floor extension. We have a habitable room with a

window on our adjacent gable end which will be impacted by loss of light caused by the height of the extension.
3. We are further concerned about the noise, dust and access arrangements the building operations will have on our property. In particular the proposed method of construction of the gable end wall adjacent to our property.
4. We would like to see a street scene elevation to show the height of the proposed extension compared to neighbouring properties and the visual impact of the development.
5. We are further concerned that the proposed height will cause significant overshadowing.

4.0 Planning Considerations

4.1 Site & Surroundings

4.1.1 The application property is located on the northern side of the road which is a track that leads off the metalled section of Ashwell Street to the east. There is a loose kit pattern of detached dwellings along the north side of the track and to the south is open countryside. The property occupies a plot approx. 52m deep by 18m wide and benefits from a rear garden 24m long. The site has a garage and parking to the front accessed via a driveway that also leads to No. 124 Ashwell Street to the rear.

4.2 Proposal

4.2.1 The application seeks permission for a first floor roof extension across the full span of the property to provide a second floor. The resulting building would have a height of 7.3m and would have windows orientated to the front and rear.
A single storey front extension 2.4m deep by 3.3m wide would link in to an existing front projection that would be re-roofed to form a gable feature 4.6m high at its ridge. The resulting building would increase from four bedrooms to six with one of the bedrooms at ground floor.

4.2.2 Parking - the plans utilise the existing vehicular access to the site with the provision of additional parking spaces to the front and the retention of the existing garage (six spaces indicated on the submitted plan)2018/01/05) spaces to the front of the property.
See submitted plans for full details

4.3 Key Issues

4.3.1 The key issues in the consideration of this application relate to the current development plan policies, impact upon the amenities of the neighbouring properties and impact upon the street scene.

Residential Amenity
With regard to this issue I do not consider that there would be any sustainable negative impact on the amenity of any neighbouring properties.
Privacy - The proposed rear first floor windows would face over the front of 124 Ashwell Street which has its front elevation approx. 30 m distant. I have looked at the history for No.124 and note that a garage has been constructed between the application site and that property and that there is a window to the front elevation serving a bedroom. This bedroom also has a window in the side elevation. The existing property has a rear wing some 7.4m deep which has a rear facing

bedroom window. Consequently given the distance between the proposal, the fact that windows orientate the same way as an existing window and the configuration and relationship with No.124, I do not consider that the development would have any greater material impact upon privacy. To the front the windows would overlook the access and open fields and would have no bearing on any adjacent occupiers. The orientation of windows would not impact on the privacy of the occupiers of No.128 Ashwell Street. Overall in terms of privacy I do not consider that the development would result in a significantly different situation to justify the refusal of permission or be sustained at a subsequent appeal.
The occupiers of No 124 have expressed concern regarding loss of daylight/sunlight. I acknowledge that this is a sloping site and that undoubtedly the development will be seen from the neighbours aspect. However there is a distance of 30m between the properties and the only window on the front elevation of No.124 that might be impacted is a bedroom window to a room that has a second window to its side elevation. Overall I do not consider that the development would not have any sustainable material impact upon daylight /sunlight to justify a refusal of planning permission. I am satisfied that no significant loss of amenity would arise as a result of the proposal.
The occupiers of No.128 have also expressed concerns regarding a loss of light to a side window. This from plans they submitted in 2012 would appear to be a second window to the room which also has a window to the front elevation. Given the orientation of the site and distance of No128 from the boundary I do not consider that any material or sustainable loss of amenity would be occasioned by the development. I am therefore of the view that the objectives of the current development plan policies would not be prejudiced by the proposal.

Visual Amenity
The addition would be significant in the street scene given the nature of the proposals. However there is no defined pattern or form of development along this part of Ashwell Street to dictate a set design or to justify that the property can not be developed in the manner proposed. I am therefore of the view that there are no sustainable reasons for refusal on visual amenity grounds. The front pitched roof single storey addition would be a feature that would assist in giving a relief to the front. There are other two storey dwellings in the vicinity (notably No.130) and a mix of styles, age and design. The proposals in my view comply with Policy 28 - House Extensions with the development of a reasonably sympathetic design to the existing dwelling and built using materials to match the existing property.

Other Matters
The application site provides sufficient off-street car parking at six spaces to meet the needs of the property which is shown to provide six bedrooms. The property is located in a sustainable location within walking distance of amenities in the village and has easy access to public transport links including the mainline station.

4.4 **Conclusion**

4.4.1 In the absence of any material or sustainable planning objections I have framed a favourable recommendation accordingly.

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: 7 June 2018	