DELEGATED FILE NOTE

CASE OFFICER: ...Heather Lai.....

APPLICATION REFERENCE	BRIEF DESCRIPTION OF DEVELOPMENT	APPLICATION SITE
18/00836/FPH	Enlargement of existing front dormer window, alterations to windows and doors to side and rear elevations; new dormer window to rear elevation.	69 High Street Baldock Hertfordshire SG7 6BQ

Submitted Plan Nos

CC/18/06/OS1; CC/18/06/L1; CC/18/06/L4b CC/18/06/L2; CC/18/06/L3b

1.0 Policies

1.0 **Policies**

1.1 **North Hertfordshire District Council Local Plan No. 2 with alterations**
Policy 28 - Housing Extensions
Policy 55 - Car Parking Standards

1.2 **National Planning Policy Framework**
Section 7 - Requiring good design

1.3 **Emerging Local Plan 2011-2031 (Approved by Full Council 11th April 2017)**
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**
88/00283/1: Erection of two storey rear extension. Refused 07.07.1988
89/00646/1: Two and single storey rear extension. Approved 03.08.1989
89/01405/1: Two and single storey rear extensions as variation of previous permission Ref 1/646/89. Approved 03.11.1989

3.0 **Representations**
Neighbours:
One letter of support – accept the neighbours are trying to update their house and raise no concern that there will be an impact from increased overlooking.
No objections received.

4.0 **Planning Considerations**

4.1 **Site and Surroundings**
69 High Street, Baldock is a detached dwellinghouse set back from the road to the front. The property lies adjacent to Nos 67 and 71. The site is not within the Conservation Area.

4.2 **Proposal**
The application seeks permission for the enlargement of the existing front dormer window and associated brickwork and tiling, alterations to windows to the side elevation and ground floor and roof level and alterations to the depth to the rear elevation and associated installation of three glazed sliding doors. A new dormer window is also proposed to the rear elevation roofslope.

4.3 **Key Issues**
Design:

The application seeks minor alterations to existing openings to create a larger floorspace to the dwelling.

To the front elevation, no alterations are proposed at ground floor level, however at first floor level the existing dormer window is to be enlarged to give more floorspace to the existing bathroom. While the extension would add additional bulk to the front elevation at first floor

level, the design and materiality to the extended dormer would match the existing dwelling, with brick to replace the tiling above the front entrance. The proposed extensions would remain subservient to the host building and would match the existing dwelling and are therefore acceptable in design terms.

At ground floor level to the north (side) elevation it is proposed to block up two existing windows with brick to match, and to create new openings for two windows to be formed of uPVC with leaded lights. These would match several existing windows to the dwelling and are therefore acceptable, and no objection is raised to the formation of new openings, which would be of a similar size and location to the existing.

At roof level to this elevation, the existing rooflight is to be removed and the roof to be retiled to match and a smaller rooflight to be installed lower down on the roofslope. The visual impact of the new rooflight will be less than the existing and therefore this is a welcome alteration.

To the rear elevation the middle of the rear wall would be extended so the whole wall would project to the same depth. Three sliding doors would be installed, increasing the amount of glazing to this elevation. The glazing would match the first floor in terms of positioning and it would not be excessive. No objection is raised to these alterations, which would be visible only from limited private views.
At first floor, an additional small dormer would be installed to the middle of the roofslope to provide light and ventilation to the first floor ensuite. The dormer would match the two existing to the rear roofslope in terms of materials and design and is therefore acceptable.

Amenity.
The front elevation is set back from, but faces the road and therefore no amenity concerns are raised regarding the alterations to this elevation. To the rear, no. 69 has a large rear garden and is located at a distance from no. 5 The Tene and therefore it is considered the minor alterations to the rear elevation, namely the erection of the additional dormer window, and the minimal projection and insertion of three sliding doors will not result in a material loss of light or privacy.
The first floor alterations to add an additional dormer to the rear elevation, and extend the existing dormer to the front are to serve existing bathrooms, and normally obscure glazing would be recommended however given the proposed windows are to have leadlights, this will reduce visibility into the dwelling and is considered acceptable.

The building line of no. 69 is further back than no. 67 however the two dwellings are 3m apart to the side. The amount of glazing at ground floor level, and to the roof will be reduced from existing and therefore there will be no loss of amenity.

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

4.4 **Conclusion**
In the absence of material planning reasons to the contrary it is considered that planning permission should be **GRANTED.**

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: 11 June 2018	