DELEGATED FILE NOTE

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

APPLICATION REFERENCE	BRIEF DESCRIPTION OF DEVELOPMENT	APPLICATION SITE
18/00170/FPH	Rear dormer window and front rooflight to facilitate conversion of loft into habitable space.	20 Gower Road Royston Hertfordshire SG8 5DU

Submitted Plan Nos

1198.100 1198.401 1198.402 1198.305

1.0 Policies

Reason for Delay

Awaiting decision as to if application is withdrawn or proceed to refusal. Applicant wishes for application to be determined.

2.0 **Site History**

2.1 **17/02373/1HH** Erection of single storey rear extension (as amended by plans received 13 December 2017) This was amended to remove the proposed dormer window as the previous case officer was minded to refuse the application because:

" the increased ridge height and front dormer would appear incongruous to the rest of the terrace of houses. Concerns are also raised regarding the depth of the rear dormer window extending upon the subservient roof of the two storey rear projection of the house."

3.0 **Representations**

3.1 **Local Residents / Site Publicity Notice –**

Occupier of No. 22 objects to the side projection of the dormer window because of loss of light to their kitchen.

4.0 **Planning Considerations**

4.1 **Site and Surroundings**

4.1.1 The site contains a two storey end of terrace dwelling hosting a pitched roof with gabled side elevation. The dwelling benefits from an original two storey rear projection with a diminutive pitched roof and gable end projecting along the west flank with a width approximately half that of the main dwelling. The recently approved single storey rear extension is currently being implemented.

4.1.2 The surrounding area consists of a mix of roof design and dwelling type, all two storeys in nature, utilising a fairly consistent palate of materials. The terrace of dwellings is consistent in height, with chimneys separating the roofs, with some evidence in the form of conservation roof lights to the front of roof conversions.

4.2 **Proposal**

4.2.1 The proposal involves raising the height of the front pitched roof by 0.4 metres to accommodate the erection of a dormer roof extension that is situated on the rear roof slope and wraps around the side and projects forward above the existing two storey rear projection. The application also seeks permission for the insertion of one front skylight window. The roof additions would provide for a full third floor of master bedroom and en-suite bathroom. Materials are proposed to match the existing dwelling for brickwork and roof tiles.

4.3 **Key Issues**

4.3.1 The key issues are the size and design, the impact upon the living conditions of neighbouring property and parking provision.

Size and design

4.3.2 The proposed rear roof dormer extension would result in the front roofslope of the house being raised by 0.4m with the continuation of the roofslope above the existing ridge height to accommodate the proposed height of 2.5 metres of the rear dormer. The provision of the roof dormer would add height to the existing roof height which would be out of keeping of the row of terrace properties and have a detrimental impact on the streetscene in my opinion. The other properties in the terrace row have had rear roof extensions and have not needed to raise the height of the existing roof height.

4.3.3 I therefore consider the proposal to be unsympathetic in height, form and proportions, as such contrary to the provisions of Policy 28 of the North Hertfordshire District Local Plan no.2 with Alterations 1996. The proposal would also be contrary to the provisions of Section 7 of the NPPF, as the works would not add to the overall quality of the area.

4.3.4 I sought amendments to the proposed scheme to reduce the height to be inline with the existing ridge height however, the agent commented that the height was needed to allow for head room and to meet the current building regulations and a reduction was not viable.

Impact upon neighbouring property

4.3.5 I note the objections raised by No. 22 Gower Road. However, the roof additions present no issues with any overlooking of adjacent property, dominance, loss of privacy, or loss of light in my view. There would therefore be no adverse impact incurred for the residential amenity of any neighbouring property in my opinion.

Parking provision

4.3.6 With regards to on-site parking provision, one off street parking space is provided on site for the resultant 3 bedroom dwelling. This does not meet the criteria as set in Supplementary Planning Document. The increase to the number of bedrooms could have a negative impact on the on-street parking provision on Gower Road that is currently regulated by parking permits.

Dormer roof extensions to neighbouring properties

4.3.7 The agent has made significant reference to the neighbouring properties that have dormer rear roof extensions. No. 22 and No. 24 Gower Road (the other two dwellinghouses in the terrace row) have both had dormer roof extensions. Planning permission were not sort as presumably these were classed as permitted development. As they were both implemented more than four years ago they would now be deemed lawful.

4.3.8 I found the building control applications (No. 22 – and 04/00100FP; No. 24 – 10/03523/FP) and sought the approved plans. Both sets of drawings show that the dormer windows were not higher than the existing ridge height of the host property and therefore showing that they would have met the criteria set out in Schedule 2, Part 1, Class B of the The Town and Country Planning (General Permitted Development) (England) Order 2015 (as amended). I do acknowledge that the ridge tiles of No 24 are higher than those at No. 20 and 22 but neither neighbouring property proposed or sought changes to the height of the front roof slope to accommodate the dormer roof extensions to the rear. Therefore I do not consider that the proposed changes to No. 20 are the same as the neighbouring properties.

4.4 **Conclusion**

4.4.1 Recommend planning permission be refused By reason of its higher ridge height the proposed rear roof extension would be unsympathetic to the existing house in terms of height, form, proportions contrary to the provisions of Saved Policy 28 of the North Hertfordshire District Local Plan No. 2 with Alterations and the guidance set out in Section 7 (Requiring good design) of the National Planning Policy Framework

5.0 **Recommendation**

5.1 That planning permission be **REFUSED** for the following reasons:

1. Reason for Refusal

By reason of its higher ridge height the proposed rear roof extension would be unsympathetic to the existing house in terms of height, form, proportions contrary to the provisions of Saved Policy 28 of the North Hertfordshire District Local Plan No. 2 with Alterations and the guidance set out in Section 7 (Requiring good design) of the National Planning Policy Framework.

Proactive Statement:

Planning permission has been refused for this proposal for the clear reasons set out in this decision notice. The Council has not acted proactively through positive engagement with the applicant as in the Council's view the proposal is unacceptable in principle and the fundamental objections cannot be overcome through dialogue. Since no solutions can be found the Council has complied 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  Tom Rea Determining Officer	Development Management North Hertfordshire District Council Council Offices Gernon Road Letchworth Herts SG6 3JF
Date: 29 March 2018	