DELEGATED FILE NOTE

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

APPLICATION REFERENCE	BRIEF DESCRIPTION OF DEVELOPMENT	APPLICATION SITE
18/00294/FPH	Part two storey, part single storey rear extension.	20 The Sycamores Baldock Hertfordshire SG7 5BJ

Submitted Plan Nos

CT/17/36/OS1 PC/18/01/L1 PC/18/01/L2 PC/18/01/L3a PC/18/01/L4a

1.0 Policies

LP28 House Extensions

LP55	Car Parking Standards
LP57	Residential Guidelines and Standards
SECT7	Requiring Good Design

2.0 Site History

2.1 91/01296/1 – 2 Storey side extension incorporating side and rear conservatory around swimming pool; single storey front extension and replacement of double garage – Conditional Permission 05/12/1991 – Not implemented

3.0 Representations

3.1 No comments.

4.0 Planning Considerations

4.1 Site and Surroundings

4.1.1 The site lies at the north east end of a cul-de-sac within The Sycamores. The dwelling lies on a rectangular plot which is wider than it is deep. The dwelling faces southwest, and is set back approximately 7m from the street. The dwelling hosts a shallow pitched roof with gabled side elevations. The dwelling benefits from a single storey front part with a lean-to roof, as well as a detached garage to the side.

4.1.2 The surroundings are residential in nature, hosting detached dwellings of differing size and position within their plots, all built with a consistent palette of materials. The neighbouring property to the south west of the host dwelling is oriented perpendicular to the host dwelling, facing south east. The neighbouring dwelling to the southeast faces south west as per the host dwelling, and is sited closer to The Sycamores. By virtue of the limited depth of the plot, the neighbouring properties to the rear (north east) are currently spaced approximately 26m back-to-back.

4.2 Proposal

4.2.1 The application seeks permission for the erection of a part single, part two storey side and rear extension. The two storey rear addition would host two joined, relatively steep, pitched roofs with rear facing gabled elevations. The pitched roofs would meet the ridge of the existing dwellings roof. The single storey side and rear extension would host a lean-to roof with a hip were the roof wraps the two storey rear addition providing an overhang for an outdoor seating area.

4.3 Key Issues

4.3.1 The proposed extension, by reason of its siting and design, would be sympathetic to the existing dwelling. Whilst the two pitched roofs atop the two storey addition would meet the ridge height of the existing building, the additions would not overly dominate the existing house, and thereby, would remain sympathetic in height.

4.3.2 The cumulative ground and first floor additions would be large, increasing the size of the building by approximately 50%, however, given the size of the plot on which the dwelling sits, this addition is considered to be sympathetic in terms of proportions.

4.3.3 The roof pitch above the two storey part of the additions would host a steeper roof pitch, however, the gabled rear elevations would reflect the form of the existing building.

4.3.4 The window and material detailing in the extension would not be sympathetic to the existing building. The existing building hosts windows and doors of a mock Georgian design with glazing bars. The proposed fenestration to the rear would be clear without any glazing bars or other breaks in the glazing. The sides of the proposed extension would host facing brickwork to match the existing, as would the ground floor of the rear elevation. The first floor rear elevation, in-keeping with the front elevation of the existing dwelling, would host a differing material to ground floor, however, would host marley eternity Cedral lap weatherboarding in grey as opposed to plain hanging tiles. Given the location to the rear, this differing material would have no impact on the appearance of the building from any public vantage. As such, notwithstanding the minor alterations in material and glazing detailing, the proposed development would remain sympathetic to the existing house in this regard.

4.3.5 As previously discussed, the siting of the additions largely to the rear of the two storey dwelling results in the additions being indiscernible from the street scene, having no impact on the character of the sites surroundings.

4.3.6 Given the siting of the proposed extensions, the neighbouring properties to the rear, alongside the dwelling to the south east of the host dwelling, are most likely to be impacted. No.21 The Sycamores is located to the south east of the host dwelling and proposed additions. No.21 is a detached two storey dwelling located approximately 3m forward of the siting of the existing host building. No.21 benefit from single storey flat roofed outbuildings which abut the boundary with the host dwelling and project approximately 3m further rear than the rear of the two storey part of the host dwelling.

4.3.7 Considering the circumstances of the existing layout and outbuildings t No.21 The Sycamores, it is not considered that the single storey part of the proposal would result in loss of light or appear unduly dominant. The nearest first floor rear window of No.21, by virtue of the intermediate side outbuildings, is some distance from the proposed two storey addition. Considering this, as well as the limited approximate 2.9m depth of the first floor part of the extension, it is not considered the resultant building would drastically alter the relationship between dwellings in regards to undue dominance. Additionally, the distance and orientation, by which the additions are sited to the north of the neighbouring property, no harm is expected to result from the two storey additions proposed in regards to loss of light. On first floor side window is proposed in the south east facing flank wall, which will be conditioned to be obscured glazed and non-opening unless 1.7m above the finished floor level of the room which it serves to protect the privacy of the occupiers of the adjoining properties.

4.3.8 The back-to-back distances from the host dwelling and detached dwellings No.29 and 30 to the rear (north east) is currently approximately 26m. It is not considered that the encroachment of an additional approximate 2.9m at first floor level will fundamentally or

discernibly alter the existing relationship between properties in terms of loss of privacy. By virtue of the distance between the extension and adjoining plots, it is not considered that the additions would cause loss of light or appear unduly dominant.

4.4 **Conclusion**

4.4.1 The proposal would be of good quality design which would remain subservient to the existing dwelling, maintain the character of the sites surroundings and respect the living conditions of the occupiers of adjoining premises. Accordingly, the development accords with the provisions of the local 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 window(s) at first floor level on the south east facing elevation of the development hereby permitted shall be permanently glazed with obscure glass and un-openable 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 	Development Management North Hertfordshire District Council Council Offices Gernon Road

Simon Ellis Determining Officer	Letchworth Herts SG6 3JF
Date: 21 March 2018	