DELEGATED FILE NOTE

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

APPLICATION REFERENCE	BRIEF DESCRIPTION OF DEVELOPMENT	APPLICATION SITE
18/01069/FPH	First floor rear extension	10 Grange Close Hitchin Hertfordshire SG4 9HD

Submitted Plan Nos

P1 P2 P3

1.0 Policies

1.0 **Planning Policy**

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**
88/00506/1: Erection of two and single storey rear extension (amended by plans received on 20th May 1988). Approved on 19.05.1988.
90/00528/1: Single storey rear extension. Approved on 29.05.1990.
15/01390/1HH: Replace garage door with bay window to facilitate conversion of garage to habitable accommodation. Approved on 16.07.2015.

3.0 **Representations**
Local residents:
1 objection stated that the proposed extension would result in a loss of privacy to the occupants of no. 12, allowing overlooking into both the dwelling and to the rear garden. The objector also felt the extension would result in a loss of light to no. 12.

The objector states that a similar application for a rear first floor extension was refused by the Council 'some years ago', however no record of this could be found. The site history is recorded above; the three previous applications have all been approved.

4.0 **Planning Considerations**

4.1 **Site and Surroundings**
The application site is a detached two storey single family dwelling located in a cul-de-sac. It is adjoined by similar properties on both sides, and to the rear there is significant vegetation obscuring the rear of properties on London Road. The site is not listed and not in a conservation area.

4.2 **Proposal**
The application seeks to erect a full width first floor rear extension measuring 4m in depth, which would extend to the rear building line of the existing ground floor extension.

4.3 **Key Issues**
Design:
Policy D2 of the draft Local Plan, and Policy 28 of the Saved Local Plan states that for house extensions, the Council will normally only permit development proposals if:
(i) the extension is sympathetic to the existing house in height, form, proportions, window details and materials; and

(ii) pitched roofs are used where appropriate, particularly if the extension is more than the height of a single storey.

Rear extensions should not dominate adjoining property and should be well related to the levels of adjoining properties, the direction the house faces, and the distance between the extension and the windows in the next door properties.

The application site is a late 20th century red brick detached dwelling, with uPVC framed windows. The proposed extension is to be finished in render, and is to have uPVC windows, with a glazed Juliette balcony. There is to be a small rooflight to the principal rear roofslope. The proposed materiality, scale and design of the extension is considered to accord with the existing dwelling and is therefore acceptable. While unrendered brick would be preferable, this is not a material reason to refuse the application and given that the proposal is to the rear elevation with limited private visibility, no objection is raised.

Amenity:
The principal flank walls to the adjacent properties are blank, and while the ground floor rear extension to no.8 has a window to the side elevation, this is partially obscured by the existing high boundary wall, and is located beyond the proposed rear built line of the extension. No.8 is located to the north west of the application site, however given the existing relationship it is considered there would not be a material loss of light to this dwelling.

No. 12 is located to the south east of the application site. It has an existing single storey obscure glazed conservatory which is partially obscured by the high side boundary wall and significant vegetation. Given that no. 12 is located to the south east, and that the proposed extension is set in from the side boundary it is considered there will not be a material loss of light to this dwelling. While the objection states that there will be a material loss of light, given that the application site is to the north west, daylight and sunlight received to the rear elevation of no. 12 will not be materially affected.

The first floor extension will be set in from the side boundary with no. 12 by approximately 2m and will have a pitched roof. The closest rear windows to no. 12 are set in from the side boundary by approximately 1m, and the conservatory is obscure glazed. It is considered the first floor windows to no. 12 will be more than 45° from the proposed extension, and while the conservatory may be slightly less than this, for the reasons stated above it is considered there will not be a material loss of light.

There are no windows proposed to the side elevations of the proposed extension; all proposed fenestration and the Juliette balcony would face to the rear of the property where there is significant vegetation. As such, there will be no material loss of privacy to surrounding properties. While the objection stated that the proposal would allow direct views into both the dwelling and the rear garden of no. 12, for the reasons stated above it is considered there would not be direct views. The extension would project beyond the rear building line of no. 12 and therefore views would not be afforded to this dwelling from the application site.

While the concerns over the loss of privacy to the garden of no.12 are noted, there is a degree of overlooking already from the upper floor windows of no. 10, and gardens are not afforded the same protection as dwellings from overlooking. Also given the vegetation to the side boundary, the high boundary wall and that the extension would be set in by 2m from this boundary it is considered the proposal would not result in a materially unacceptable situation.

Given the existing relationship of the host dwelling to neighbouring properties, with high side boundary walls, limited windows to side elevations, and that the proposed extensions will not project further than the existing rear building line to the host building, it is considered the

proposed first floor extension will not result in a material sense of enclosure to surrounding dwellings.

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 my view 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: 14 June 2018	