DELEGATED FILE NOTE

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

APPLICATION REFERENCE	BRIEF DESCRIPTION OF DEVELOPMENT	APPLICATION SITE
18/00909/FPH	Single storey front extension.	Barley Brook Cottage High Street Barley Royston Hertfordshire SG8 8HT

Submitted Plan Nos

UND/18/01; UND/18/02A; Location Plan

1.0 Policies

SECT7 Requiring Good Design

SECT12	Conserving and enhancing historic enviro
LP16	Areas of Archaeological Significance
LP28	House Extensions
XSP2	Settlement Hierarchy
XD2	Hse Extns,Replacement Dwells,Outbuilding
XD3	Protecting Living Conditions

Site History

2.1 **00/01853/1** - Detached three bedroom dwellinghouse with two car parking spaces and alteration to existing vehicular access - Withdrawn on 30/01/01.

2.2 **01/00584/1** - Detached three bedroom dwellinghouse with two car parking spaces and alterations to existing vehicular access (as amended by drawings received on 18th June and 2nd August 2001) - Conditional permission granted on 23/08/01.

2.3 **01/01842/1** - Detached four bedroom dwelling house with car parking spaces and landscaping (as variation of previous permission reference no. 01/000584/1 granted 23/08/01) (as amended by plans received 26th March 2002) - Conditional permission granted 07/06/02.

2.4 **03/00412/1HH** - Detached double garage - withdrawn on 11/06/03.

2.5 **11/01564/1HH** - Detached garage with storeroom REFUSED

2.6 **12/00904/1HH** - Detached garage with storeroom GRANTED

3.0 Representations

3.1 **Barley Parish Council – objection**

Barley Parish Council objects to this application and when arriving at their decision wish NHDC to take the following comments into account:-
We note that the property is situated within the Barley Selected Village Policy Area of the current 1996 NHDC Local Plan and the Barley Selected Village Policy Area of the Preferred Options Draft Local Plan which is currently the subject of Examination by the Planning Inspectorate. The property is also within the Barley Conservation Area.
We consider the design, scale, bulk and position of the proposed extension at the front of the property to be contrary to the provisions of not only the Barley Conservation Area policy, which provides that proposals will only be permitted which will maintain or enhance the character of the Conservation Area and that NHDC will refuse any development proposal which does not respect and reflect the visual quality of the area because of its design??.form and scale, but also is contrary to the provisions of parts (ii) and (iii) of the current 1996 Barley Selected Village Policy Area.
At the time of the grant of planning permission for the original construction of Barley Brook Cottage in 1999 or 2000 it was intended that although the property is set back from the road there would be no extension or other structure allowed to be built to the front of the building. While we have no objection in principle to the proposed alterations to the front entrance porch we consider the design, scale and bulk of the proposed single storey extension to be wholly inappropriate in this location and should be refused. If this additional accommodation is to be provided anywhere then it would be more appropriate for it to be sited to the rear of the property.

3.2 No neighbour representations have been received.

3.3 Following Parish Council objection the ward councillor does not wish to call the application in to planning committee.

4.0 **Planning Considerations**

4.1 **Site and Surroundings**

4.1.1 The property is a detached house set back from the High Street. The house is set back from the road and there is a green area at the front of the site with trees along the front boundary. There is a gravel driveway area close to the house. The host property is located with the Barley Conservation Area.

4.2 **Proposal**

4.2.1 Planning permission is sought for a single storey front extension. The extension would project 5 metres from the front elevation with a pitched roof. The extension projects further than the side elevation.

4.2.2 Materials include cream painted render and plain tiles to match the existing host property. Windows and doors are proposed to be painted timber.

4.2.3 Amendments include the swapping of the doors and windows on the front and side elevation and the setting in of the southern front corner to give the appearance that the front elevation has a similar roof pitch to the existing gable on the front elevation.

4.3 **Key Issues**

4.3.1 The key issues in the determination of this application are the principle of the proposed development in this location in terms of impact on the character of the village and the Conservation Area and the impact of the proposal on the neighbouring properties.

Principle and impact on the Conservation Area

4.3.2 In 2012 planning permission was granted for a single storey garage located in a similar location to the proposed front extension. It would be difficult to defend at an appeal development in this location following the previous approval. The host property is set well back from the highway and is surrounded by a mature hedgerow which screens the front elevation from the streetscene.

4.3.3 I note the Parish Council's comments in regards to the impact on the Conservation Area. However, following discussions with the Conservation Officer and with the amendments to the scheme received no objections were raised as the amended proposed extension would not have significant or substantial harm to the conservation area which is in line with paragraph 134 of the NPPF.

Impact on neighbouring properties

4.3.4 In regards to the impact of the proposal on the neighbouring property, The White House, in my view the proposal would not have any adverse built impact on any of the neighbouring properties. They have some windows in the side elevation of the main house, but I would not have thought that they are the only windows serving principal rooms. Their driveway and attached garage are on the boundary in any case.

4.3.5 Therefore the proposed single storey extension would not have a negative impact on the amenity of the neighbouring properties. No representations were received from neighbours. There are no other properties that would be particularly affected by the proposals.

Design

4.3.6 In my view the proposal would comply with Policy 28 (House Extensions) as it would be sympathetic to the existing house in height, form, proportions and window details. In my opinion the proposal would comply with Local Plan Policy 7 (Selected Villages beyond the Green Belt) as the proposal would be in line with the Policy Aims for Visual Character Areas, as the essential open space between buildings would be retained as the verdant area to the front of the property would be kept.

4.3.7 In my view the design and appearance of the proposed extension is now more acceptable following the amendments to the gable roof slope and in setting the corner by 1 metre in the Conservation Area and the streetscene. The section that projects further than the side elevation will not be visible in the streetscene and views from the gated access to the property.

4.4 **Conclusion**

4.4.1 In conclusion, on balance I consider that the amended proposal is unobjectable.

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. The Council acted proactively through positive engagement with the applicant during the determination process which led to improvements to the scheme. 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  Tom Rea Determining Officer	Development Management North Hertfordshire District Council Council Offices Gernon Road Letchworth Herts SG6 3JF
Date: 8 June 2018	