DELEGATED FILE NOTE

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

APPLICATION REFERENCE	BRIEF DESCRIPTION OF DEVELOPMENT	APPLICATION SITE
18/01315/FPH	Two storey side extension and detached garage/workshop.	34 Field Lane Letchworth Garden City Hertfordshire SG6 3LD

Submitted Plan Nos

3405-05 3405-06 3405-01 3405-15 3405-20B 3405-21A 3405-22B 3405-25 3405-26

1.0 Policies

SECT7	Requiring Good Design

SECT12	Conserving and enhancing historic enviro
LP28	House Extensions
LP57	Residential Guidelines and Standards
LP58	Letchworth Garden City Design Principles
XD2	Hse Extns,Replacement Dwells,Outbuilding
XD3	Protecting Living Conditions
XHE1	Designated Heritage Assets

2.0 **Site History**

2.1 **16/01733/1HH** Two storey side and rear extensions, single storey rear extensions, front bay window, addition of front canopy and detached garage following demolition of existing garage. GRANTED

3.0 **Representations**

3.1 Neighbour No. 36 Field Lane– Objection

"We have 2 rooms facing 34 Field Lane and both of these rooms are North facing with just one window each. As such we already get quite low levels of light during the day. We have looked at the proposed extension design and are concerned that putting the garage so close to our windows will have a serious impact on whatever light does manage to come through. We are also concerned about noise levels that will likely increase since the garage is being proposed to be used as a workshop."

4.0 **Planning Considerations**

4.1 **Site and Surroundings**

4.1.1 Attractive, two storey, detached house positioned on the east side of the road, close to the junction with Sollershott East. As a result, the houses on Sollershott East have their rear gardens extending down to the side boundary of no.34. The house has a large rear garden and a good sized front garden with a single garage and carriage driveway.

4.2 **Proposal**

4.2.1 On the front elevation the works are to create a front door and bay window adjacent to this. The two storey side extension is on the side next to the rear gardens of numbers 23 and 25 Shollershott East.

4.2.2 The proposed single garage is on the side of the house next to no.36. This has a ridged pitched roof and fronts towards the road.

4.2.3 Materials include painted render to main walls and plain clay tiles to match the existing dwellinghouse.

4.2.4 The differences from the previously approved scheme are that the proposed side extension is set slightly back from the front elevation and has a depth of 8 metres. The rear extension has been removed from the scheme. Also the proposed detached garage has a reduced footprint and is 6 metres deep with a width of 5.1 metres and a maximum height of 4.5 metres.

4.3 **Key Issues**

4.3.1 The key issues can be summarised as follows:

- Design relative to existing dwelling
- Impact on character of the area and street scene and conservation area
- Impact on living conditions of neighbouring properties

Design and impact on the conservation area

4.3.2 The works to the front elevation are to create a 'front door'. Combined with the two storey side extension, these works do alter the appearance of the front of the house, but I do not consider the works to be harmful to the character or appearance of the house or wider Conservation Area.

4.3.3 Policy 28 suggests that house extensions are generally acceptable providing they are "...*sympathetic to the existing house in height, form, proportions, window details and materials..." and "...pitched roofs are used where appropriate*..." The proposed extension, in my opinion complies with Policy 28. The scale and design of the additions are not inappropriate and would not raise any sustainable objections.

4.3.3 The proposal is visible in the street scene due to its location and would therefore have an impact upon the conservation area, however, the scale, form and nature of the development are not considered to be detrimental or so adverse as to raise a sustainable objection which could be defended at any subsequent appeal.

4.3.4 I therefore consider the form, roof design and fenestration would reflect the character of the original house. The design of the proposal is acceptable and would be in keeping with the existing dwelling and the general character of the property, bricks and roof tiles to match the existing dwelling would be used and would, in my opinion provide an acceptable appearance.

Impact on living conditions of neighbours

4.3.5 The two storey side extension is set against the bulk of the existing house and will be viewed in the long distance from the rear of numbers 23 and 25 Shollershott East. Given that these houses have nearly 30m deep rear gardens, whilst they might see part of this extension through the boundary shrubs, I do not consider that it would have any direct harm on their outlook or amenities.

Proposed detached garage

4.3.6 The proposed garage in my view, complies with Policy 28 of the current local plan. I consider the form, roof design and fenestration would reflect the character of the original house and surrounding dwellinghouses.

4.3.7 I do not consider that the proposed detached garage would be materially out of character with the property or area and can see no material objection to raise to the design of the proposal. Several other houses on Field Lane have a single garage with a pitch roof that front onto the road, and this is considered to be in keeping with this character.

4.3.8 I have noted the concerns made by the neighbouring occupiers at No. 36 in regards to the garage and the impact on daylight. Because the two windows are situated on the north elevation of No. 36 the amount of daylight is already limited due to the orientation, It is my view that the proposed garage would not cause any additional reduction in daylight. The proposed garage has a reduced footprint and height compared to the previously approved garage in 2016. It will extend slightly in front of no.36, but will not harm their outlook in my opinion. There is also substantial vegetation along the shared boundary. The proposed garage is single storey and set 1 metre from the boundary. The scale and design of the additions are not inappropriate and would not raise any sustainable objections.

4.3.9 The forms state that the external materials are to match the existing house. This is considered to be acceptable, and a materials condition is not considered to be necessary in this instance.

4.4 **Conclusion**

4.4.1 I do not have objections to the proposed development. The works are considered to comply with the necessary criteria of the Saved Policies 28 and 57 of the Local Plan 1996. Furthermore, I do not consider that there would be any harm on the character of the Conservation Area, so the works are also considered to comply with Section 12 of the NPPF.

5.0 **Recommendation**

5.1 That planning permission be **GRANTED** subject to the following conditions:/**REFUSED** for the following reasons:

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: 9 July 2018	