DELEGATED FILE NOTE

CASE OFFICER: …Heather Lai……

APPLICATION REFERENCE	BRIEF DESCRIPTION OF DEVELOPMENT	APPLICATION SITE
18/01189/FPH	Single storey rear extension including terrace above with glass balcony. Installation of two front veleux windows in roofslope and Juliet balcony at first floor level on front elevation.	Church View 9A Walnut Tree Road Pirton Hitchin Hertfordshire SG5 3PX

Submitted Plan Nos
WALN-10-001 WALN-10-002 WALN-10-010 WALN-10-010 WALN-10-012 WALN-10-013 WALN-10-014 WALN-10-020 WALN-10-021 WALN-10-022 WALN-10-023 WALN-10-024 WALN-10-025 WALN-10-026 WALN-10-027

1.0 Policies

1.1 North Hertfordshire District Local Plan No. 2 with Alterations
Policy 7 - Selected Village
Policy 28 - House Extension
Policy 30 - Replacement or extensions of dwellings in the countryside
Policy 55 - Car parking spaces
Policy 57 - Residential guidelines and standards

1.2 National Planning Policy Framework
Core planning principles
Section 7 - Requiring good design
Section 12 - Conserving and enhancing the historic environment

1.3 Emerging Local Plan 2011 - 2031
Policy SP9 – Design and Sustainability
Policy SP13 – Historic Environment
Policy D1 – Sustainable Design
Policy D2 – House extensions, replacement dwellings and outbuildings
Policy D3 – Protected living conditions
Policy HE1 – Designated heritage assets
Policy HE4 – Archaeology
Policy T2- Parking

1.4 **Supplementary Planning Documents**
Vehicular parking at new development

2.0 **Site History**
17/00265/1HH: Single storey front extension following removal of existing porch; front dormer window, front and rear roof lights, insertion of 2nd floor front and side windows to facilitate conversion of loft into habitable accommodation; replacement and alteration to all existing windows and addition of new glazing at rear. Approved on 24 March 2017.

3.0 **Representations**

Local residents: No representations received.

County Archaeologist: No objection subject to recommended conditions including requiring a Written Scheme of Investigation.

Pirton Parish Council: no objection.

4.0 **Planning Considerations**

4.1 **Site and Surroundings**
The application site, known as 'Church View' is a detached house and one of two built in the late 1980s. It lies on a street which is developed on the east side with a variety of houses of different styles, designs and ages. To the west of the street lies an Ancient Monument of the Mote and Bailey. The site lies within Pirton Conservation Area and the village is a Selected Village.

4.2 **Proposal**
The proposal seeks permission for the installation of two rooflights to the front roofslope, the enlargement of one front elevation window, and the lowering of a first floor opening to facilitate the installation of a Juliet balcony at first floor level. It is also proposed to alter the existing materiality from rendered brick to larch cladding and the installation of a new porch area and front door. Two new window openings; one each at ground and first floor are proposed for the south side elevation, and an additional first floor window is proposed to the north elevation at ground floor level, as well as a new door. At first floor level it is proposed to install a door to provide access to the new terrace.
To the rear, it is proposed to install a single storey rear extension which would read as a partial infill extension and would be partially clad in zinc. This would have a terrace above with glazed balustrading. It is also proposed to alter the materiality and install substantial glazing, including bifolding doors at ground floor level, increasing the size of the glazed openings at first floor level, and the installation of glazing above first floor level to facilitate the use of the upper rear roof pitch as habitable accommodation.

4.3 **Key Issues**

Conservation and impact on Ancient Monument
The County Archaeologist (CA) has been consulted and has made the following points on the application:

The proposed development is in an Area of Archaeological Significance, as identified in the Local Plan. This denotes the historic core of the village of Pirton, a settlement that has Anglo-Saxon origins, and is recorded in Domesday Book. The proposed development area is in close proximity to a Scheduled Monument - Toot Hill motte and bailey castle [Historic Environment Record no. 32], and to the associated earthworks of banks and ditches in the field named The

Bury to the south and east of Toot Hill. These are probably the remains of one or more castle baileys, and shrunken village earthworks represented by hollow ways and house platforms.

In 2009 a series of test pits was excavated to the rear of No's 7, 11, and 11a Walnut Tree Road, and in Banisters Field, as part of the 'Currently Occupied Rural Settlements' project run by Access Cambridge Archaeology. All the pits contained late Saxon and medieval pottery ranging in date from the 10th to the 16th century, and one also contained Roman pottery. The site therefore has the potential to contain archaeological remains of medieval and earlier date, and I believe that the proposed development is such that it should be regarded as likely to have an impact on heritage assets of archaeological interest.

The CA goes on to note that while on objection was raised regarding the previous approval (17/00265/1HH), this was owing to the fact that there was no proposed change in the footprint of the dwelling. The current application proposes to increase the footprint to the rear of the dwelling and the CA has therefore recommended appropriate conditions requiring a Written Scheme of Investigation to be undertaken and analysis and monitoring of the site for evidence of archaeological remains.

Following the recommendation of the County Archaeologist, the three suggested conditions have been applied to the decision notice, and will be discharged in consultation with the CA.

Design:
Policy 28 states that house extensions are normally only acceptable providing they are *"...sympathetic to the existing house in height, form, proportions, window details and materials..."* and *"...pitched roofs are used where appropriate..."*
It goes on to state *rear extensions should not dominate the adjoining property and should be well related to the levels of adjoining properties*

As state above and in the previous officer's report (17/00265/1HH), there is much variety in the styles, age and design of properties in this part of Walnut Tree Road. 9 and 9a were built in the late 1980s and are symmetrical in design and have matching materials, although the position of these two detached houses on their respective plots are not symmetrical, as can be seen from the Site Location Plan, and the position of their detached garages are different. The overall character of the street is very much one of much variety in architectural styles and materials.

The principle of the external alterations to the front extension including the change in materiality were largely approved under the previous application, and I agree with the previous case officer's comments, that whilst presenting a more contemporary design than existing, the proposals would not be discordant to the host building or this part of Walnut Tree Road. The weatherboarding would silver with age (this does not benefit from permitted development due to the conservation area location).

The alterations to the north side and rear elevations would be visible from the public domain; from Walnut Tree Road to the west, and to the east from a footpath that runs from the street to allotment gardens and recreation area behind. I consider that the proposed materiality, fenestration and detailed design of the side and rear extensions accords with Policy 28 and is sympathetic to the existing house, and therefore reach the same conclusion as the previous case officer regarding these alterations. I agree with the previous case officer's conclusion that these would preserve the character of this part of Pirton Conservation Area.

Therefore it is considered the proposal is acceptable in design terms.

Amenity:

The closest residential property to the south is no. 11 which is set away from the location of the proposed extensions, which is to be on the north east corner of the site. While the proposed extension would result in a 5.3m rear extension at ground floor level and a terrace of the same dimensions (4.2 x 5.3 at its widest point), given the separation distance from the side of the terrace, and the side of the dwelling at no. 11 which is approximately 6m; and that no. 11 is set in from no. 9a it is considered that any views to or from the terrace would be on acute angles and will not result in an unacceptable loss of privacy and an unneighbourly arrangement. However to protect the future amenity of the occupants of no. 11, a condition requiring obscure glazing to the balustrading to this elevation has been imposed to the decision notice.

Likewise at ground floor, it is considered the full width bifolding doors to the south side of the extension which would face towards no. 11 would be obscured by the existing host dwelling and boundary treatment any views towards the dwelling from this angle would be acute.

There are two windows proposed to the south side elevation of the host dwelling, these are to serve an ensuite bathroom and a utility room. There are two high level windows at first floor to the side elevation of no. 11 facing towards the application site, however these appear to have obscured glazing. The principle of these new window openings was established by the previous case officer and it is agreed this would not result in a material amenity impact given the size of the openings to no. 11, and that the new windows will not serve habitable rooms.

To the west of the site is the Motte and Baily scheduled Ancient Monument, which includes an area of the openness to the eastern bailey. Therefore there are no issues with amenity to this elevation, namely the enlarged opening at first floor to facilitate the installation of the Juliette balcony.

To the east the site has a large rear garden, and beyond this is a public recreation ground and footpath, and allotment gardens. As such there are no residential amenity impacts to consider.

To the north of the site, the closest residential dwelling is no. 9 which is of a similar age, design and scale to the application dwelling. The south side elevation to no. 9 has only one window, which is a small high level window of a modern leadlight design. It sits forward on this side elevation and would therefore be forward of the proposed side/rear elevation extensions to no. 9a. Given the lack of fenestration to this side and that the proposed alterations will be partially obscured by the existing garages to both dwellings, it is considered the proposed extensions and alterations to the north side of no. 9a would not result in an unneighbourly arrangement and an unacceptable loss of light or privacy, or a material increase in a sense of enclosure.

The proposed extensions and alterations, which included elements that were approved under the previous application (17/00265/1HH) are considered acceptable in amenity terms.

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**
There are no sustainable planning objections to raise to the proposal. 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.

3. The glazing to the proposed balustrade at first floor level to the proposed terrace to the rear elevation of the development hereby permitted shall be finished with obscure glass (to a height of 1.2m, in accordance with builing control requirements).

   Reason: To safeguard the privacy of the occupiers of the adjacent dwelling.

4. No demolition/development shall take place/commence until an Archaeological Written Scheme of Investigation has been submitted to and approved by the local planning authority in writing. The scheme shall include an assessment of archaeological significance and research questions; and:
   1. The programme and methodology of site investigation and recording
   2. The programme for post investigation assessment
   3. Provision to be made for analysis of the site investigation and recording
   4. Provision to be made for publication and dissemination of the analysis and records of the site investigation
   5. Provision to be made for archive deposition of the analysis and records of the site investigation
   6. Nomination of a competent person or persons/organisation to undertake the works set out within the Archaeological Written Scheme of Investigation.

   Reason: The site lies within an area where there is significant potential for archaeological remains and any finds should be retrieved and/or recorded before they are damaged or destroyed as a result of the development hereby permitted.

5. The demolition/development shall take place/commence in accordance with the programme of archaeological works set out in the Written Scheme of Investigation approved under condition (4).

   Reason: In order that a record can be made of any archaeology found within the site.

6. The development shall not be occupied/used until the site investigation and post investigation assessment has been completed in accordance with the programme set out in the Written Scheme of Investigation approved under condition (4) and the provision made for analysis and publication where appropriate.

   Reason: In order that a record can be made of any archaeology found within the site.

Proactive Statement:

7. 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  Tom Rea Determining Officer	Development Management North Hertfordshire District Council Council Offices Gernon Road Letchworth Herts SG6 3JF
Date: 19 July 2018	