DELEGATED FILE NOTE

CASE OFFICER: ...Anne McDonald.....

APPLICATION REFERENCE	BRIEF DESCRIPTION OF DEVELOPMENT	APPLICATION SITE
18/00331/FPH	Two storey front and rear extensions following demolition of front and rear single-storey porches. Single-storey side extension following demolition of existing conservatory. (Amended description). (Amended and additional plans received 12/09/18 and 17/10/18).	Dibble Cottage School Lane Barley Royston Hertfordshire SG8 8JZ

Submitted Plan Nos

1; part superseded Location Plan; Site Plan; existing _ proposed first floor plan west plinth front _ west existing

1.0 Policies

LP28	House Extensions
LP57	Residential Guidelines and Standards
LP6	Rural Areas Beyond the Green Belt
XD2	Hse Extns,Replacement Dwells,Outbuilding
XD3	Protecting Living Conditions

2.0 **Site History**

2.1 Fairly extensive planning history for the site. Of relevance is application 16/01268/1HH which refused planning permission for two storey rear and side extensions following demolition of rear porch and side conservatory. This proposal is to overcome this previous refusal.

3.0 **Representations**

3.1 **Barley Parish Council** – objects to the application for the following reasons:

"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 that the proposed extensions to both the front and rear of the property would result in an unacceptable bulking and massing of the property accentuated by the narrowness of the building and the plot, the position of the property relative to adjoining properties and the public footpath which adjoins the property. We also consider the design and materials proposed are inappropriate and will do nothing to enhance the appearance of the property. The proposal would also exacerbate overlooking issues affecting the properties to the front and rear.
As noted above the property is situated within the Barley Conservation Area and we consider that the proposals would have an adverse effect on the visual quality and character of the conservation area in this location because of their design, materials, form and scale.
The proposals should in our view be refused".

3.2 **Conservation Officer –** concludes no objection subject to conditions:

*"I consider that the proposal will not harm the character or appearance of the Barley Conservation Area, therefore, I raise **NO OBJECTION** on the basis that the proposal will satisfy Section 72 of the Planning (Listed Buildings and Conservation Areas) Act 1990 and as supported by the aims of Section 16 of the NPPF and Policy HE1 of the North Hertfordshire Local Plan 2011 - 2031 (Proposed Submission, October 2016)".*

3.3 **Cllr Morris** – I do not intend to call in this application and am happy for this to be dealt with via delegated powers.

4.0 Planning Considerations

4.1 Site and Surroundings

4.1.1 The property is a detached cottage set back from Church End and accessed via School Lane which turns into a footpath used by the public running to the east of the property. The site falls within the Conservation Area and is adjacent to the graveyard. There are Listed Buildings close to the application site. As can be seen from the planning history this property has been significantly extended in the 1980's.

4.2 Proposal

4.2.1 As above. The application is seeking to change the conservatory into a single storey garden room, and in effect two two storey extensions, one on the front and one on the rear. Although in reality both of these are adding accommodation at first floor level and rebuilding at ground floor, a rear w.c and front porch /lobby at ground floor.

4.3 Key Issues

- The application has been subject to extensive negotiation by the Council's Conservation Officer.
- I have no objection to these extensions to this fairly modest sized cottage to make it more suitable for family accommodation.
- The existing rear conservatory establishes a precedent for the garden room. The proposed extension is to have a square, and thus slightly larger footprint than the existing. The existing has a tile roof and the proposed also has a tile roof, so other then the slight increase in size, this will not have a material impact on the character and appearance of the house or the conservation area.
- The rear extension is to have a thatched roof whilst the front extension is to have a cladded and tile exterior, which are both considered to be sympathetic to the building as they break up the mass of the roof and the amount of thatching. The existing front elevation has an existing front projection that is timber clad with a tile roof. The proposed extension in this location matches this.
- I cannot support the concern from the Parish Council that the extensions would result in unacceptable bulk massing to the property. I note that the original house has a narrow footprint, but given that these are two small projections one on the front and one on the rear, it is not likely that the bulk of these will be seen in the full cross-section when on site. Whilst I note that there are views of the property from the adjoining footpath due to its close proximity, and that the additional projection of the front extension will be seen from this footpath, and that this may obscure a bit of the view down the footpath towards the roofs of the other houses in School Lane. However, I do not conclude that just because it will be seen it is by definition harmful and bulky.

- When on the footpath walking towards the village, due to the angle of the footpath and the house and existing screening / trees on the boundary, there is very little view of the rear elevation. I therefore do not consider that the three dimensional bulk of the two extensions together would be so visible or harmful to conclude that they are unacceptably bulky when viewed from this footpath.
- With regards to the other view up School Lane, again due to the positon of the house to the lane, whilst the front proposal will be seen, the rear will not and the overall bulk and mass will not be perceived. Furthermore, even if all viewed together, I do not consider the extensions to be overlarge or unacceptably bulky. I therefore cannot support this concern from the Parish Council.
- I do not consider that the proposal will have any adverse harm on amenities of the neighbours. At the rear, Dibble Cottage is alongside the end of the rear gardens pf the houses fronting Church End. Whilst the neighbours may glimpse a section of the new extension through the trees on the boundary, there will be no harm on their amenity from this proposal.
- With regards to the neighbour opposite on School Lane, the proposed front extension will outlook onto the side flank of the neighbour opposite and whilst there will be an increase in the potential for out looking to the side of this house, I do not consider that the harm on the residential amenity of this house would be so significant to justify the refusal of this application for this reason.
- The front elevation plan shows a window in the front elevation, whereas, the proposed first floor floorplan shows the window for the front extension to be in the side wall of the extension looking out to the footpath. A condition is proposed to clarify this. Aesthetically the appearance of the front extension would be better with the window in the front elevation.
- The forms state that the external materials are to be a combination of oak, clay tile, thatching, lime render and feather edged boarding and painted softwood double glazed window units. With the proposed conditions recommended by the Conservation Officer the external materials are considered to be acceptable.
- I note that the number bedrooms at the property is being increased by one and there is no off street parking due to the narrow nature of School Lane. However, the house has off street parking for at least two cars which is an acceptable provision for the house.

4.4 **Conclusion**

4.4.1 No objection. Grant conditional permission.

4.5 **Alternative Options**

4.5.1 The application has been subject to extensive discussions between the Conservation Officer and the applicant regarding the details of the proposal.

4.6 **Pre-Commencement Conditions**

4.6.1 N/A

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 submitted floor plans shows that the first floor front window is to be on the side of the front extension, whereas, the front elevation plan show that the window is to be on the front of the front elevation. Before works start on the first floor front extension, and notwithstanding the approved plans, plans are to be submitted to, and agreed in writing by, the Local Planning Authority clarifying where the window is to be positioned and the agreed position is to be used on site.

   Reason - there is an error in the plans which needs correcting.

4. The proposed rear elevation as indicated on drawing received 31st January 2018 shall be superseded by revised proposed rear elevation drawing received on 11th September 2018 unless otherwise agreed and approved in writing by the Local Planning Authority.

   Reason: To ensure that special regard is paid to preserving the appearance of the Barley Conservation Area under Section 72 of the Planning (Listed Buildings and Conservation Areas) Act 1990.

5. A sample of the clay plain roof tiles for the front extension roof shall be submitted to and approved in writing by the Local Planning Authority prior to the commencement of that part of the development hereby approved.

   Reason: To ensure that special regard is paid to preserving the appearance of the Barley Conservation Area under Section 72 of the Planning (Listed Buildings and Conservation Areas) Act 1990.

6. Notwithstanding the approved plans and in accordance with the agent's email dated 25 July 2018, the first floor of the front extension shall be externally finished with dark-stained weatherboarding unless otherwise agreed and approved in writing by the Local Planning Authority.

   Reason: To ensure that special regard is paid to preserving the appearance of the Barley Conservation Area under Section 72 of the Planning (Listed Buildings and Conservation Areas) Act 1990.

7. Notwithstanding the approved plans, all window, external door and glazed screen joinery shall be manufactured in timber unless otherwise agreed and approved in writing by the Local Planning Authority.

   Reason: To ensure that special regard is paid to preserving the appearance of the Barley Conservation Area under Section 72 of the Planning (Listed Buildings and

Conservation Areas) Act 1990.

8. Notwithstanding the approved plans, full detailed joinery sections (including 1:1 scale of glazing bar sections) shall be submitted to and approved in writing by the Local Planning Authority prior to the commencement of that part of the development hereby approved.

Reason: To ensure that special regard is paid to preserving the appearance of the Barley Conservation Area under Section 72 of the Planning (Listed Buildings and Conservation Areas) Act 1990.

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: 23 October 2018	