DELEGATED FILE NOTE

CASE OFFICER: ...Sam Dicocco.....

APPLICATION REFERENCE	BRIEF DESCRIPTION OF DEVELOPMENT	APPLICATION SITE
18/00914/FPH	First floor front extension and single story rear extension following demolition of existing conservatory and rear garden outbuilding (as amended by plans and elevations received 14 May 2018).	110 Station Road Ashwell Baldock Hertfordshire SG7 5LT

Submitted Plan Nos

HP-101-C HP-100-A;

1.0 Policies

LP16	Areas of Archaeological Significance

LP28	House Extensions
LP57	Residential Guidelines and Standards
LP7	Selected Villages Beyond the Green Belt
SECT12	Conserving and enhancing historic enviro
SECT7	Requiring Good Design
XD2	Hse Extns,Replacement Dwells,Outbuilding
XD1	Sustainable Design
XD3	Protecting Living Conditions
XHE4	Archaeology

2.0 **Site History**

2.1 98/00327/1HH - Single storey front and two storey rear – Conditional Permission 30/04/1998

2.2 04/00879/1HH – Rear conservatory – Conditional Permission 10/08/2004

3.0 **Representations**

3.1 Ashwell Parish Council – No objection following amendments

3.2 Hertfordshire County Council Historic Environment – No objection

4.0 Planning Considerations

4.1 Site and Surroundings

4.1.1 The site lies within the Selected Village of Ashwell and an Archaeological Area. The site contains a two storey semi-detached dwelling. The dwelling hosts a pitched roof with flank gabled elevation. To the front, the dwelling hosts a single storey projection with a lean-to roof meeting the front elevation of the main part of the dwelling just below the eaves height. The lean-to is cut around two front facing first floor windows. To the rear, the dwelling benefits from a mix of previous extensions.

4.1.2 The sites surroundings are residential in character. The south side of Station Road, where the site is located, is formal in its layout, with two storey semi-detached dwellings in a limited mix of architectural forms utilising a consistent palette of materials. The north side of Station Road is more mixed in dwelling type and forms.

4.2 Proposal

4.2.1 The application seeks permission for the erection of a first floor front extension and single storey rear extension following the demolition of the existing conservatory and rear garden outbuilding. The front first floor addition would host a pitched, hipped roof, extending approximately three quarters the width of the dwelling starting from the west flank wall. The rear extension would host a flat roof with side facing parapet walls, extending the same 3.4m depth of the existing conservatory, but hosting a greater width moving closer to the west shared boundary. The flat roofed rear extension would host a roof lantern.

4.3 Key Issues

4.3.1 The proposed front and rear extensions would, following amendments, respect the visual character and quality of Ashwell. The additions, where visible from the street scene, would not dominate or overpower the existing dwelling. The additions would be sympathetic in height, form, proportions and detailing.

4.3.2 The proposed hipped roof would oppose the gable fronted pitched roofs of adjoining properties. This design has been recommended to (a) reduce bulk; and (b) as the host dwelling hosts a gabled flank wall, whereas neighbouring dwellings host hipped flank elevations. As such, the proposed front extension is an inversion of the appearance of surrounding premises. The ground floor rear extension would be indiscernible from any public vantage point. As a result, it is considered that the proposed first floor front extension is of good quality design which respects the appearance of the sites surroundings and the existing dwelling.

4.3.3 The first floor front extension would have no discernible impact on the living conditions of the occupiers of adjoining premises. The single storey rear extension would have a limited impact on the living conditions of the occupiers of adjoining premises by reason of the spacing of the extension from shared boundary treatments.

4.3.4 A response has been received from Hertfordshire County Council Historic Environment raising no concerns in regards to the impact of the proposed development on archaeological interest.

4.4 Conclusion

4.4.1 The proposed extensions would be of good quality design which is sympathetic to the existing house, maintains the character and visual quality of the sites surroundings, respects the living conditions of the occupiers of adjoining premises and preserves archaeological interest. As a result, the proposal complies with policies 7, 16, 28 and 57 of the Saved Local Plan, policies D1, D2, D3 and HE4 of the 2011-2031 Local Plan Proposed Submission and sections 7 and 12 of the National Planning Policy Framework.

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.

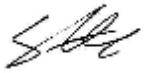
   Reason: To comply with the provisions of Section 91 of the Town and Country Planning Act 1990 as amended by Section 51 of the Planning and Compulsory Purchase Act 2004.

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  Simon Ellis Determining Officer	Development Management North Hertfordshire District Council Council Offices Gernon Road Letchworth Herts SG6 3JF

Date: 13 June 2018	