DELEGATED FILE NOTE

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

APPLICATION REFERENCE	BRIEF DESCRIPTION OF DEVELOPMENT	APPLICATION SITE
18/00578/FPH	Single storey side and rear extension, single storey front extension. New driveway and ancillary works. (Amended plans received 21/03/18 - corrected address).	3 Norton Road Baldock Hertfordshire SG7 5AP

Submitted Plan Nos

1705-01; 1705-02; 1705-03; 1705-04; 1705-05; 1705-06; 1705-07; 1705-09; 1705-10; 1705-11

1.0 Policies

LP28 House Extensions

LP57	Residential Guidelines and Standards
XD2	Hse Extns,Replacement Dwells,Outbuilding
XD3	Protecting Living Conditions

2.0 **Site History**

2.1 There is no history recorded in Uniform for this address.

3.0 **Representations**

3.1 The site notice was posted on 21/03/18 and expired on 11/14/18 and all other consultations expired on 05/04/18. One reply has been received from the attached neighbour no.1. This sets out that one of the neighbours has been recently diagnosed with a cancer that is affecting her spine. As a result she is living in the downstairs adjoining room at no.1 and they are concerned about the impact the noise from the building works will have on her heath. They have asked for conditions to be imposed limiting the building hours and for no radios on site. I have also received emails from Cllrs Muir and McNally who both support the imposition of the conditions.

4.0 **Planning Considerations**

4.1 **Site and Surroundings**

4.1.1 No.3 is an attractive, two storey house, dating from the Victorian era positioned on a corer plot with West Avenue and Norton Road. The front garden slopes steeply uphill to a parking area in front of the house. There is a wide side garden to the fence line with West Avenue and a good sized fairly level rear garden. There is a gate in the rear corner of the side boundary giving access off West Avenue and a detached single garage at the end of the rear garden. The house backs on to the park with the bowling green rear of the house. The house itself is mainly detached, with a small single storey link with no.1. There are photos in Anite.

4.2 **Proposal**

4.2.1 The application is seeking permission for a single storey rear and side extension and works to the front garden to straighten the driveway and provide a larger area in front of the house for parking and turning.

4.2.2 The extension on the side is part 3.3m and part 3m wide and just under 3m deep rear of the existing rear projection on the rear boundary. As the extensions wraps around the rear corner of the house, on its deepest side it is just under 9m in depth. The front part of the side extension, which is the part that is wider, has a brickwork finish with a

flat roof. The rest of the side and rear extension is to have a black boarding finish with a large rear glazed patio style door.

4.2.3 The works to the driveway are to straighten the driveway and create a larger parking area in front of the house. A large section of the lawn / garden area is to be retained.

4.3 **Key Issues**

4.3.1 I have no objection to the side and rear extension to the house. The extension is set of the boundary from no.1, and viewed from no.1 it is just under 3m in depth, which is in accordance with the Council's design policies. A good gap is being retained to the side boundary with West Avenue and given the fence height on the boundary, I do not consider that the works would appear adversely dominating or visually overbearing in the context of the West Avenue street scene.

4.3.2 The front part of the extension has a traditional brick to match appearance, and this is considered to be acceptable. The rear part of the proposal has a contemporary back stained, wooden cladded appearance. Given that there is black stained timer on the frontage of the property in a 'mock Tudor' style, I do not consider that black cladding is an alien feature on the house. In any event, the proposed extension is to have a contemporary appearance, and whilst sections of the roof will be visible above the utility extension from the road frontage and above the fence line from the side boundary, I do not consider that this would appear contrary or harmful to setting of the house or street scene.

4.3.3 A large rear window is proposed. I note that a large glazed window is to face no.1. However, there is a fence and some shrubs / trees on the boundary and the window is set 5.5m in from the joint boundary with no.1. I therefore do not consider that this would result in any adverse overlooking or loss of privacy of no.1.

4.3.4 I have no objection to the frontage works. The driveway is a steep hill up to the front of the house with a slight turn in it. These works are to straighten to driveway and to create a large parking and turning area in front of the house. Two large sections of lawn / garden are to be retained, which will protect the setting and view of the house from the road. I have no objection to these works.

4.3.5 The plans set out that the brickwork is to match the existing and the rear part is to be black boarding and black aluminium window frames. I have no objection to these materials, and do not consider that a materials condition is necessary in this instance.

4.3.6 I note the request to impose conditions regarding building hours. The agent has confirmed that the applicant is very sympathetic to their neighbour's medical issues and are happy to have a condition regarding building hours imposed. Furthermore, they will have written into any building contract that no radios or music can be played on site by the workmen. I am therefore happy to impose the hours condition in this instance to give comfort to the neighbour. I also consider it appropriate to recommend an informative, rather than a condition, regarding the use of radios on site by the contractors as I do not consider that a condition regarding radios would be very enforceable.

4.4 **Conclusion**

4.4.1 No objection. Grant conditional permission.

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 buildings works can only operate on site between the hours of 8.30 AM to 5.00PM on Mondays - Fridays (inclusive) and at no time on a Saturday, Sunday or public holiday.

   Reason: To protect the living conditions of the neighbour.

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.

Informative/s:

It is noted that the Building Contract for the works is to have written into it that no radios or music can be played on site by the contract workers.

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

Determining Officer	
Date: 9 May 2018	