DELEGATED FILE NOTE

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

APPLICATION REFERENCE	BRIEF DESCRIPTION OF DEVELOPMENT	APPLICATION SITE
18/00800/FPH	Roof extension to convert bungalow into a two storey dwelling.	19 Souberie Avenue Letchworth Garden City Hertfordshire SG6 3HZ

Submitted Plan Nos

120-01A; 120-01B; 120-01C; 120-01D; 120-01E; 120-01F

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 No previous planning history

3.0 **Representations**

3.1 No neighbour representations received

4.0 **Planning Considerations**

4.1 **Site and Surroundings**

4.1.1 No.19 Souberie Avenue is located within the Letchworth Conservation Area and is located in what is referred to as 'Area Four : Small Middle Class Housing and the 1907 Exhibition' in the Letchworth Conservation Area Character Statement adopted by NHDC on 18 December 2001. The property is one of five bungalows on this side of the road and is one of a matching pair with no. 21 Souberie Avenue.

4.2 **Proposal**

4.2.1 Planning permission is sought for the creation of a second floor which would facilitate the conversion of the existing bungalow into a two storey house. The proposed roof

extension would have a maximum height of 7.064 metres. 6 skylights have been proposed.

4.3 **Key Issues**

4.3.1 The key issues in the determination of the application are the impact of the proposals on the host dwelling, the street scene and conservation area, the neighbouring properties and parking.

Conservation area and street scene

4.3.2 The host property is one of six bungalows in this part of the conservation area and comprise three distinct pairings (nos. 19 & 21, nos. 23 & 38 and nos. 17 & 25). Together, these form a distinctive group within this part of the conservation area and from historic map evidence were built between 1921 and 1947 (likely pre-WW2). Whilst it is acknowledged that no.19 is not regarded by the Letchworth Garden City Heritage Foundation as a 'Home of Special Interest' it does make a positive rather than neutral contribution to the conservation area.

4.3.3 The property is one of five bungalows on this side of the road and is one of a matching pair with no. 21 Souberie Avenue. No.38 Souberie Avenue is also single-storey and is positioned on the opposite side of the junction to the south-west. Together, these form a distinctive group of interwar properties which make a positive contribution to the conservation area. By reason of the extension's size (height and depth), the resulting built form would be an intrusive and dominant building relative to the other 5no. single-storey dwellings in the vicinity and would, in particular, destroy the harmonious pairing with no.21. The proposal would, therefore, be contrary to Policy 28 of the NHDC Local Plan and Section 72 of the Planning (Listed Buildings and Conservation Areas) Act 1990 and as supported by the aims of Sections 7 (particularly paragraph 64) and 12 of the NPPF. The harm occasioned would be less than substantial but there are no public benefits that would outweigh this harm to satisfy paragraph 134.

Design

4.3.4 The host dwelling is in a row of similar properties and the proposed roof extension would upset the rhythm of these properties. The National Planning Policy Framework - Section 7 - requiring good design is relevant. Paragraph 64 states:

"Permission should be refused for development of poor design that fails to take the opportunities available for improving the character and quality of an area and the way it functions."

4.3.5 In this case it is considered that the proposed extension would fail to take opportunities for improving the character and quality of the area as the addition would not be sympathetic in design to the existing house and would upset the rhythm of this row of similar properties.

Impact on neighbouring properties

4.3.6 The proposed extension would not have an adverse built impact on no. 17 or No. 21 as the two storey element would be set in off the shared boundaries and the proposed roof extension does not alter the footprint of the dwellinghouse. No representations have been received from adjoining neighbours.

4.3.7 The proposed roof lights in the front, side and rear roof elevations would not result in a material loss of privacy in my view as the obscure glazing and opening could be controlled by condition to prevent a material loss of privacy.

Car parking

4.3.6 The proposal would result in an increase in the number of bedrooms from 4 to 5. The scheme has an existing garage (albeit smaller than the standard garage size as set out in the Supplementary Planning Document). There would remain room for at least two cars on the front driveway area, which has an in and out access.

4.4 **Conclusion**

4.4.1 In conclusion, there would be a fundamental objection to the proposed roof extension, by reason of the extension's size (height and depth), the resulting built form would be an intrusive and dominant building relative to the other 5no. single-storey dwellings in the vicinity and would, in particular, destroy the harmonious pairing with no.21.

5.0 **Recommendation**

5.1 That planning permission be **refused** for the following reasons:

1. By reason of the extension's size (height and depth), the resulting built form would be an intrusive and dominant building relative to the other 5no. single-storey dwellings in the vicinity and would, in particular, destroy the harmonious pairing with no.21. The proposal would, therefore, be contrary to Policy 28 of the NHDC Local Plan and Section 72 of the Planning (Listed Buildings and Conservation Areas) Act 1990 and as supported by the aims of Sections 7 (particularly paragraph 64) and 12 of the NPPF.

Proactive Statement:

Planning permission has been refused for this proposal for the clear reasons set out in this decision notice. The Council has not acted proactively through positive engagement with the applicant as in the Council's view the proposal is unacceptable in principle and the fundamental objections cannot be overcome through dialogue. Since no solutions can be found the Council has complied 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	Development Management North Hertfordshire District Council

 Simon Ellis Determining Officer	Council Offices Gernon Road Letchworth Herts SG6 3JF
Date: 14 May 2018	