DELEGATED FILE NOTE

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

APPLICATION REFERENCE	BRIEF DESCRIPTION OF DEVELOPMENT	APPLICATION SITE
18/01080/FPH	Development A: Single storey rear extension and works to existing garage to facilitate part conversion into habitable space. Development B: Rear dormer window to facilitate conversion of loft into habitable space	3 Limekiln Close Royston Hertfordshire SG8 9XP

Submitted Plan Nos

PL.01-01; PL.01-02; PL.01-03

1.0 Policies

SECT7	Requiring Good Design

LP28	House Extensions
LP57	Residential Guidelines and Standards
XD2	Hse Extns,Replacement Dwells,Outbuilding
XD3	Protecting Living Conditions

2.0 **Site History**

2.1 No previous planning history

2.2 Permitted development rights were removed as part of the original planning application for the housing development.

3.0 **Representations**

3.1 **Royston Town Council** – Members of Royston Town Council had NO OBJECTION to this application.

3.2 **Neighbour representations** – 2 Limekiln Close – comments received

We are broadly content with the application, subject to the following comments:
1) Drawing PL 01.03 indicates that the single storey rear extension will not go further back than the rear wall of our garage: this means that our garage will screen the rear extension from viewpoints in our own house, and from those parts of our garden closest to our house. We trust that PL 01.03 is accurate in this regard.
2) The application does not state how the western red cedar cladding will be finished, i.e., will it weather to silver or be stained a different colour? Drawings PL 01.01 and PL 01.02 show that, after the loft conversion, the rear roof will be one big box dormer and will present a large expanse of cladding, so the finish is significant. Please note that it will be highly visible from parts of our garden and from the houses on the other side of the Barkway Road.
3) The windows in the new box dormer at the rear of the loft conversion will overlook the south-east part of our back garden; this part of our garden is currently not overlooked from Nos 1 or 3. This is a pity as the relative positions and fenestration of houses in Limekiln Close seem to have been well thought through by the builders to maximise garden privacy. We would acknowledge that this part of our garden is already somewhat visible from houses on the other side of the Barkway Road; however, it could be easily screened from them using trellis/shrubs etc. Screening from

the new dormer windows at No 3 would not be so easy. This would be our largest concern.

4.0 **Planning Considerations**

4.1 **Site and Surroundings**

4.1.1 3 Limekiln is a large detached dwellinghouse with an attached double garage. The rear boundary abuts Barkway Road and has a number of TPO trees along the rear boundary. The Property is sited on a hill and the rear elevation can be seen from Barkway Road.

4.2 **Proposal**

4.2.1 The application has been split into two parts:

- **Development A:** Single storey rear extension and conversion of part of the garage into habitable accommodation.

The singles storey rear extension projects 3.7 metres from the existing rear elevation and has the same width as the existing dwellinghouse. It has a flat roof design with two skylights in the top. It has a maximum height of 2.9 metres. Materials include Cavity construction rear extension with western red cedar timber clad finish and single ply membrane flat roof covering.

- **Development B:** Rear dormer/roof extension to facilitate conversion of loft into habitable accommodation

The roof extension covers the rear roof slope and is set in by 1.3 metres from the gable end side elevation. It has a volume of 95 cubic metres.

Materials include Timber frame box dormer with western red cedar cladding.

4.3 **Key Issues**

4.3.1 The key issues can be summarised as follows:

- Design relative to existing dwelling
- Impact on character of the area and street scene
- Impact on living conditions of neighbouring properties

4.3.2 I would like to note that as part of the original planning permission for the development 'permitted development' rights were taken away from the properties. The reason for this was in order to protect the trees on the site and because these are large houses situated quite close together and so it was felt that permission should be sought from the Local Planning Authority for additions and alterations, in order that the residential amenity of the occupiers could be maintained.

Development A: Single storey rear extension and conversion of garage to habitable accommodation

Design and appearance

4.3.3 The single storey rear extension is location to the rear of the dwellinghouse would not have an adverse visual impact upon the street scene. The conversion of the part of the garage would be visible in the streetscene along Limekiln Close, however I do not feel

that the change to the front elevation would have a negative impact on the design of the host property. Policy 28 suggests that house extensions are generally acceptable providing they are "...sympathetic to the existing house in height, form, proportions, window details and materials". The proposal in my view complies with Policy 28 - House Extensions and the emerging policy D2 with the development of a sympathetic design to the existing building and although using materials for the rear extension that are different form the host property I do not consider the use of cedar cladding would have a detrimental impact on the host property.

Impact on neighbouring properties

4.3.4 The proposed development presents no issues with overlooking of adjacent properties, dominance, loss of privacy, loss of light, or over development in my opinion. The proposed development would not result in any harm to the residential amenity of the adjacent properties and therefore would not cause any intrusion by way of overlooking or overbearing impact

Parking provision

4.3.5 With regards to on-site parking provision, with the loss of one garage space, two off street parking space would be provided on site. This meets the criteria as set in Supplementary Planning Document.

Development B: Dormer/roof extension

Impact on neighbouring properties

4.3.6 The roof extension it would appear as a visually over bearing and over dominating extension to the neighbours when viewed from their rear gardens and contrary and harmful to the character of the street scene.

Design and appearance

4.3.7 In my view, the proposal is not a dormer rather it is a 2nd floor rear flat roof extension which would be contrary to the provisions of the development plan. If allowed, it would be difficult to resist similar development elsewhere the net result of which would seriously impact on the visual amenities of the area. I cannot therefore support the proposed roof extension. The size and form of the proposed dormer window is excessively large for the house with an additional volume of 95 cubic metres. I consider that the addition of roof extension to be unsympathetic to host building contrary to the provisions of Policy 28 of the Local Plan and Section 7 of the NPPF.

4.3.8 I acknowledge that there is landscaping (TPO Beech trees) along the rear boundary however, due to the location and design and proposed materials, the roof extension would be visible along Barkway Road and therefore I consider the visual impact of the rear of the dormer window is unacceptable, as this would have an adverse visual impact in the context of the street scene along Barkway Road.

4.4 **Conclusion**

4.4.1 Development A: single storey rear extension and conversion of garage to habitable accommodation - In the absence of a material planning reasons to the contrary it is my view that planning permission is GRANTED.

4.4.2 Development B: Dormer window/roof extension - Contrary to Policy 28, it is my view that planning permission is REFUSED for this aspect of the scheme.

5.0 **Recommendation**

5.1

Decision A - to GRANT planning permission for the single storey rear extension and conversion of garage to habitable accomodation 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. 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.

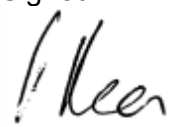
Decision B - to REFUSE planning permission for the rear dormer window / roof extension for the following reason:

1. The rear dormer window / third floor roof extension, due to its size, form and height would appear as an unacceptable addition to the house. As a result, it would appear as a visually over bearing and over dominating extension to the neighbours when viewed from their rear gardens and contrary and harmful to the character of the street scene. The application is therefore considered to fail to comply with the provisions of Saved Polices 28 and 57 of the North Herts District Local Plan 1996 and in accordance with the policy spirit of paragraph 64 of the NPPF, is being recommended for refusal for being of poor design.

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  Tom Rea Determining Officer	Development Management North Hertfordshire District Council Council Offices Gernon Road Letchworth Herts SG6 3JF
Date: 21 June 2018	