DELEGATED FILE NOTE

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

APPLICATION REFERENCE	BRIEF DESCRIPTION OF DEVELOPMENT	APPLICATION SITE
18/01403/FPH	First floor side extension.	55 Ashwell Street Ashwell Baldock Hertfordshire SG7 5QT

Submitted Plan Nos

Location Plan; Existing; Proposed; Site Plan

1.0 Policies

LP57	Residential Guidelines and Standards

SECT7	Requiring Good Design
LP28	House Extensions
XD1	Sustainable Design
XD2	Hse Extns,Replacement Dwells,Outbuilding
XD3	Protecting Living Conditions

2.0 **Site History**

2.1 10/00625/1HH - Raise roof by 0.58 metres, two front dormer windows and three rear dormer windows. First floor side extension. – Conditional Permission 26/05/2010

2.2 08/03018/1PUD - Single storey rear extension – Granted 11/02/2009

2.3 00/01819/1HH - Single storey side extension – Conditional Permission 22/01/2001

2.4 00/00051/1HH - Single storey front, single and two storey side and rear extensions following demolition of existing garage – Conditional Permission 25/02/2000

2.5 81/00391/1 - Erection of single storey front extension – Conditional Permission 01/04/1981

3.0 **Representations**

3.1 Ashwell Parish Council – No objection

4.0 **Planning Considerations**

4.1 **Site and Surroundings**

4.1.1 The site lies within the selected village of Ashwell. The site contains a two storey dwelling hosting a pitched roof with gabled side elevations. The dwelling benefits from single storey rear, side and front additions hosting lean-to roofs as well as single storey front and rear pitched roofs with gabled ends.

4.1.2 The dwelling forms part of a small cul-de-sac. The cul-de-sac hosts a mix of two storey and bungalow style dwellings set back from the street. The detached dwellings, where two storey, are regularly spaced at one side from the shared boundary with single storey additions. No.57 Ashwell Street has, relatively recently, been replaced with a two storey dwelling built within close proximity to the shared boundary with the host dwelling. It should be noted that the original dwelling at No.57 Ashwell Street was also built within close proximity of the shared boundary.

4.2 **Proposal**

4.2.1 The application seeks planning permission for the erection of a first floor side and rear extension above the existing single storey addition. The addition would host a pitched roof with gabled side elevation. The addition would be set back a small distance from the front elevation, resulting in a marginally lower ridge height. The addition would project slightly beyond the rear wall of the main part of the dwelling, hosting a pitched roof with gabled rear elevation.

4.3 **Key Issues**

4.3.1 The extension, by reason of its width more so than its set back from the front and set down from the ridge, would remain subordinate to the existing dwelling in regards to its height and proportions. The materials and window detailing of the proposed extension seems clearly and deliberately designed to be in-keeping with the existing house. The form of the proposed extension, with the use of pitched roofs with gabled ends, would be sympathetic to the existing building.

4.3.2 The first floor extension would, including eaves overhang, be within 1m of the shared boundary with No.57 Ashwell Street. Following a site visit and review of the proposed plans and elevations, it is considered likely that the first floor addition would be spaced approximately 0.6m-0.7m from the shared boundary. In my view, this spacing would be harmful to the character of the area, resulting in an unacceptable terracing effect.

4.3.3 Notwithstanding the above conclusion, significant weight has to be afforded to the previous permission for a first floor side extension of similar proportions in 2010 (see section 2.0 of this recommendation). The extension was the same in terms of its proximity to the boundary, the circumstances of the site and its surroundings has remained the same, and the policy basis has not been altered. It is considered that the expired permission based on the same circumstances and policy provisions within the development plan outweighs the harm to the character of the area in this case.

4.3.4 The proposed first floor extension would be parallel to the two storey flank elevation of No.57 Ashwell Street. No.57 Ashwell Street hosts an obscure glazed first floor side window on the east facing flank elevation giving light into a bathroom. By reason of the use of the room to which the window serves, as well as its obscured glazed nature, it is not considered that the first floor addition would cause loss of light or appear unduly dominant in outlook from No.57 Ashwell Street. The additional first floor rear facing window would not materially alter the existing relationship between dwellings in regards to privacy.

4.3.5 By reason of the siting of the proposed addition, no harm would occur to the living conditions of the occupiers of No.53 Ashwell Street.

4.3.6 In light of the above discussion regarding the design of the proposed extension in relation to the character of the existing dwelling, the harm that would occur to the sites

surroundings as a result of the proposed development would be outweighed by the expired permission for a very similar proposed extension.

4.4 **Conclusion**

4.4.1 The proposed extension would be sympathetic to the existing dwelling in regards to its height, proportions, form, window detailing and materials, and would respect the living conditions of the occupiers of adjoining premises. The addition would not respect the 1m spacing at first floor level from flank boundaries, resulting in harm to the character of the sites surroundings by way of a terracing effect. This harm, however, is outweighed by the expired permission which was granted under the same circumstances under the same policy provisions. As such, the proposed development fails to accord with the provisions of the development plan, however, material considerations indicate that, on balance, in this case, a decision should be made otherwise to in accordance with the development plan.

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. 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.

Signed	Development Management North Hertfordshire District Council

 Simon Ellis Determining Officer	Council Offices Gernon Road Letchworth Herts SG6 3JF
Date: 13 July 2018	