DELEGATED FILE NOTE

CASE OFFICER: ...Heather Lai.....

APPLICATION REFERENCE	BRIEF DESCRIPTION OF DEVELOPMENT	APPLICATION SITE
18/01306/FPH	Two storey side extension and single storey rear extension.	12 Shelley Close Hitchin Hertfordshire SG4 0PW

Submitted Plan Nos

DP931/03 DP931/02 DP931/01

1.0 Policies

LP28	House Extensions

LP55 Car Parking Standards

National Planning Policy Framework
Section 7 – Requiring good design

Emerging Local Plan 2011-2031 (Approved by Full Council 11th April 2017)
D1 - Sustainable Design;
D2 – House extensions and replacement dwellings;
D3 – Protecting living conditions;
T2 – Parking

Supplementary Planning Document
Vehicle Parking at New Development September 2011

2.0 **Site History**
None on record.

3.0 **Representations**
Local residents:
1 objection:

- Will result in a loss of light to front elevation of adjacent property
- Will result in a loss of privacy, namely the first floor side elevation window to the side extension. This will be closer to adjacent property and will reduce the privacy to master bedroom and living room. Will impact enjoyment of home, particularly to the principal rooms and the future value of the property. Application site is on higher ground level to adjacent property.
- Design is not in keeping with the rest of the dwellings on the street.
- Impact on off-street parking provisions at the site especially as garage will be lost; potential increased congestion in the close

4.0 **Planning Considerations**

4.1 **Site and Surroundings**
The application site is a two storey semi-detached dwelling located within a cul-de-sac. It adjoins a pedestrian thoroughfare to Ruskin Lane and Tennyson Avenue. It is unlisted and outside a conservation area.

4.2 **Proposal**
The proposal seeks permission for a two storey side extension and a single storey rear extension. The side extension would reduce to one-storey to the rear of the property and would incorporate the garage, which would become habitable space. To the side, the extension would build on the existing driveway to the side of the house, giving access to the garage.

4.3 **Key Issues**

Design:
The application site is a late 20th Century 2 storey brick semi-detached dwelling which is located outside a conservation area. The proposal seeks to erect a two storey side extension

to match the host building, with a pitched roof to the rear of the host building, and an extension to the full width dormer window to the front elevation. A single storey rear extension is proposed with a sloping roof and full width glazing, and the two extensions would converge on the existing single storey garage which is to become habitable accommodation (to be used as a utility room and a gym). A relocated door, and two new windows are proposed to the side of the garage to facilitate this.

While the proposed two storey extension would result in significant bulk to the property, visible from the front, side and rear owing to the footpath directly to the side of the property. However it is considered given the detailed design which is to match the host building in terms of materiality, height, windows, and proportions and the scale of the existing dwelling, the erection of what will read as an additional bay will relate sympathetically to the host building, and accords with Policy 28.

While the objection to the design is noted, it is considered that the proposal will not be read as a discordant feature in the street scene, and while it will be larger than other existing semis on the street, this is not a reason to refuse an application that is otherwise acceptable in design terms.

It is considered sufficient garden space to the rear of the site is to be retained, and therefore the proposal would not result in overdevelopment of the site.

Amenity:
The closest affected properties to the application site are adjoining no. 10, and no. 14 which is located to the west of the site, across a public footpath.

The proposed single storey rear extension would be built up to the boundary with no. 10, and would involve the erection of a brick flank wall in place of the existing timber fence. The extension would continue the existing sloping porch style roof, with the roof height being 3.5m against the principal rear wall, and sloping down to a height of 2.5m as it extends to the rear. It would be 3m in depth. While the proposed single storey rear extension would result in an extension adjoining the rear of no. 10, this would be set away from the closest affected windows and both properties face towards a north-east direction with the application site being slightly further north. As such it is considered the proposal would not result in a material loss of light to no. 10. The two storey side extension which extends beyond the rear wall of the dwelling will be located to the opposite side to no. 10 and therefore will not result in a loss of light.

The proposed single storey extension, along with the two storey side extension, which extends beyond the principal rear wall will be visible from no. 10. While there would be significant massing to the rear it is considered owing to the large back garden, and openness to the side of the dwelling, the proposed extensions would not result in an increased sense of enclosure to no. 10.

The proposed fenestration for the single storey extension will face the rear of the property, as will the first floor element which projects beyond the rear wall of the dwelling. To the side of the existing garage, it is proposed to install a door and two windows to facilitate the use as habitable space. While these will face to the rear of no. 10, they are located beyond the built line of this dwelling, will be set in away from the property boundary and will be obscured behind the existing high boundary wall. As such, it is considered they will not result in a material loss of privacy.

Policy 28 of the saved Local Plan states that two storey side extensions will normally be refused if an extension at first-floor level is less than 1 metre from the boundary, when adjoining a residential plot. No 14. does not adjoin the application site, it is separated by a

wide footpath, and the distance between the proposed extension and the dwelling at no. 14 is approximately 10m.

An objection has been received which states the development would result in a loss of light to no. 14. However the proposed two storey extension would be located at a distance of 10m, to the north east of the property. There is a wide footpath between the two and therefore it is considered there would not be a material loss of light to no. 14.

Given the distance between the application site and no. 14, the closest property to the north west elevation, and the open area between the two dwellings it is considered the erection of a two storey side extension and a single storey rear extension will not result in a material increase in a sense of enclosure.

The objector stated that the ground level at the application site is higher than at their property. It is noted there is a slight gradient to the ground level on the Close, however this is very minimal and therefore would not result in a material impact to surrounding properties namely in terms of loss of light or sense of enclosure.

The objector raised concerns that the new first floor window to the side elevation of the property would result in a loss of privacy to no. 14, and would affect the master bedroom and living room in particular. They considered a 2.5m wide extension, which would bring the built line of the application site closer to their own dwelling would cause a significant impact in terms of privacy and enjoyment of the property.

While this objection is noted, and supported this issue can be overcome by condition. The approved plans show an obscure glazed window to the side at first floor and a condition has been recommended requiring this.

It is considered the proposal is acceptable in amenity terms and accords with Policy 28 and Policy D3.

Parking:
Policy 55 of the saved Local Plan, Policy T2 of the emerging Local Plan and the Vehicle Parking SPD require two off street car parking spaces per dwelling of 2+ bedrooms. The applicant has advised that the driveway space to the side of the house (where the two storey extension is to be erected), and the existing garage are not wide enough to park a vehicle, having been constructed when the house was originally built. The application proposes the hard paving of an area of front garden to provide a second parking space, in addition to the parking space immediately to the front of the dwelling, which is to be retained. While the hard paving of the front garden area is not ideal, given that some soft landscaping is to be retained, as well as the garden to the rear it is considered this accords with the requirements of the parking policies and no objection is raised.

While the objectors concerns regarding parking are noted, as stated above the proposal meets the minimum number of parking spaces for the dwelling and therefore this cannot be upheld as a reason to refuse the application.

Other:
The objector also raised a concern that allowing the development would affect the future value of their home. This is not a material planning consideration and cannot be upheld as a reason not to support the application.

4.4 **Conclusion**
In the absence of material planning reasons to the contrary it is my view that planning permission should be **GRANTED.**

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 window(s) at first floor level on the north west elevation of the development hereby permitted shall be permanently glazed with obscure glass.

   Reason:To safeguard the privacy of the occupiers of the adjacent dwelling.

4. No works of construction shall commence on the extension, hereby permitted, until the car parking spaces, shown on the approved drawing number DP 931/01 Rev. B have been provided in accordance with the details on that plan and thereafter shall be kept permanently available for the parking of vehicles associated with the property to which this permission relates.

   Reason: To ensure the provision of satisfactory car parking facilities clear of the public highway to meet the needs of the enlarged dwelling.

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 Council Offices

 Simon Ellis Determining Officer	Gernon Road Letchworth Herts SG6 3JF
Date: 27 June 2018	