DELEGATED FILE NOTE

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

APPLICATION REFERENCE	BRIEF DESCRIPTION OF DEVELOPMENT	APPLICATION SITE
18/00947/FPH	Part two storey, part single storey rear extension following demolition of existing rear conservatory and outbuildings. Single storey front extension, single storey side extension. Works to facilitate conversion of roof space into habitable accommodation.	15 School Lane Offley Hitchin Hertfordshire SG5 3AZ

Submitted Plan Nos

001; 002; PL-05A; PL-06A; PL-07A

1.0 Policies

LP28 House Extensions

LP57	Residential Guidelines and Standards
XD1	Sustainable Design
XD2	Hse Extns,Replacement Dwells,Outbuilding
XD3	Protecting Living Conditions

2.0 **Site History**

2.1 Of relevance is application 16/02680/1HH which granted permission for large scale single storey front and part single storey and part two storey side and rear extensions to the house. These works have started on site. In addition, there is a large detached outbuilding granted in 2013. A revised application, 17/04333/FPH, which proposed to extend the first floor and roof of the extension approved in 2016 was refused for being too large and over bearing on the next door neighbours.

3.0 **Representations**

3.1 The application was advertised with site and press notices and individual neighbour notification letters. One reply has been received from the next door neighbour objecting to the height of the brick wall for the single storey part of the rear extension. (Officer note – this has been forwarded to the enforcement team and a site visit to check the wall height was undertaken. The agent / applicant has been advised to lower the wall height, and has confirmed by email that the extension will be built in accordance with the approved plans for the 2016 application).

4.0 **Planning Considerations**

4.1 **Site and Surroundings**

4.1.2 Two storey semi-detached house positioned on the east side of School Lane. There is a drop in levels, with the rear garden dropping steeply from the rear of the house, and then a good panoramic view out over the escarpment rear of the house. The house already benefits from very generous extensions granted under 16/02680/1HH which are being constructed on site. There are photos in Anite.

4.2 **Proposal**

4.2.1 This application is seeking amend application 16/02680/1HH with the addition of four velux rooflights, with two each on the front and side roof slope.

4.3 **Key Issues**

- The principle of this extension was discussed in length and granted under application 16/02680/1HH. In my view, this permission is very generous and very large scale extension have been permitted on the house.
- The addition of the rooflights had been incorporated into the build on site at the time of my site visit on 18/04/18.
- Whilst these new windows do result in exacerbating the visual bulk of the extensions by being a visual indication that the house in now in effect three storeys in height, I do not find their addition to be so adverse or harmful to the character of the street scene, given the size of the extensions already permitted, to justify the refusal of the application for this reason.
- I do not consider that the windows will give rise to any adverse overlooking or loss of privacy to the neighbouring occupiers. The windows on the side overlook the side flank of the neighbour at the one at the front will outlook onto the road and the general street scene.
- I have no objection to the windows being clear glazed. These windows are high up in the room and will only allow for limiting out looking. In any event, as stated above, I do not consider that they will cause overlooking in the first instance.

4.4 **Conclusion**

4.4.1 No objection. The application is considered to comply with the necessary provisions of the Saved Policies 28 and 57 of the Local Plan. 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.

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  Simon Ellis Determining Officer	Development Management North Hertfordshire District Council Council Offices Gernon Road Letchworth Herts SG6 3JF
Date: 4 July 2018	