DELEGATED FILE NOTE

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

APPLICATION REFERENCE	BRIEF DESCRIPTION OF DEVELOPMENT	APPLICATION SITE
18/00953/FPH	First floor rear extension, two new windows to side elevation and ancillary works.	11 Priory Close Royston Hertfordshire SG8 7DU

Submitted Plan Nos

ROY/CB/18/01; ROY/CB/18/02; ROY/CB/18/03; ROY/CB/18/04

1.0 Policies

LP28	House Extensions

LP55	Car Parking Standards
LP57	Residential Guidelines and Standards
LP8	Development in Towns
SECT7	Requiring Good Design
XD2	Hse Extns,Replacement Dwells,Outbuilding
XD1	Sustainable Design
XD3	Protecting Living Conditions
XT2	Parking

2.0 **Site History**

2.1 77/00508/1 - Single storey rear extension – Conditional permission 13/05/1977

2.2 80/00308/1 - Erection of single storey side and rear extension as variation of proposal previously approved (1/508/77(318)) – Conditional permission 11/03/1980

2.3 84/00924/1 - Erection of single storey rear extension – Conditional permission 03/07/1986

2.4 04/00416/1HH - First floor side extension – Conditional permission 10/05/2004

3.0 **Representations**

3.1 Royston Town Council – No objection

4.0 **Planning Considerations**

4.1 **Site and Surroundings**

4.1.1 The site lies within the settlement of Royston. The site contains a detached two storey dwelling on the west side of Priory Close. The dwelling hosts pitched roofs with gables flank elevations, as well as a gabled front projection. The dwelling has benefited from multiple planning permissions as per section 2.0 of this report. The extensions have resulted in a large, flat roof rear extension across the full width of the dwelling, which near fills the width of the plot at ground floor level.

4.1.2 The topography of the site is such that the land slopes down to the rear (west). The topography of the street is such that the land level rises from south to north as one progresses along the Close from the entrance, as well as from upwards in an easterly direction. Notwithstanding this land sloping down to the west within the plot, the site maintains a relatively elevated position.

4.1.3 By reason of a curve in the road, the two and a half storey neighbouring dwelling to the south (No.13) is set back further from the street than the host dwelling. The dwelling to the north of the host dwelling (No.9) is located slightly closer to the street, however, is a small single store bungalow with a diminutive roof.

4.2 **Proposal**

4.2.1 The application seeks planning permission for the erection of a first floor rear extension above the existing ground floor rear extension. The first floor addition would be the full width of the existing two storey dwelling and host a double pitched roof with rear facing gabled elevations. The first floor addition proposed would match the depth of the existing single storey rear extension at approximately 6.3m.

4.3 **Key Issues**

4.3.1 Policy 28 of the Saved Local Plan requires residential extensions to remain sympathetic to the existing dwelling in terms of height, proportions, materials, window detailing and form. The policy also encourages the use of pitched roofs on extensions; the spacing of first floor side extensions at least 1m from the flank boundary; and that extensions should respect and not dominate adjoining premises. Policy D2 of the 2011-2031 Local Plan Proposed Submission carries these same considerations.

4.3.2 The proposed addition would be nominally lower in ridge height than the existing dwelling. The addition would not be in proportion to the existing dwelling. Given the siting of the dwelling in a dominant and open position within the sites surroundings, the extension would be an imposing and overtly large addition to the existing, narrow relative to the ground floor, first floor. The extension would, in spite of its positioning to the rear of the dwelling, appear overly dominant of the host dwelling by reason of its combined depth, height and form with gabled rear facing elevations. For these reasons, it is not considered that the extension would be sympathetic in height or proportions to the existing dwelling.

4.3.3 In regards to form, the extension would host a shallower roof pitch than the existing dwelling. Other than the shallow roof pitch, the form of the extension, in terms of hosting pitched roofs with gable ends, would be reflective of the form of the existing dwelling. No concerns are raised in regards to the materials and window detailing proposed in regards to sympathetic design only.

4.3.4 The extension would host a pitched roof and not extend the first floor of the dwelling any nearer to the flank boundaries of the site, in line with the other requirements of

Policy 28 of the Saved Local Plan and Policy D2 of the 2011-2031 Local Plan Proposed Submission.

4.3.5 In regards to overlooking and loss of privacy, it is considered that the proposed first floor flank window for bedroom 1 would materially harm privacy afforded to No.9 Priory Close. The proposed window would be located in a way which would result in loss of privacy to the immediate amenity space to the rear of the adjoining property. The window will be more prominent by reason of its height above the neighbouring dwelling, promoting the perception of being overlooked. As the window is the only source of light and outlook for a bedroom window, it would not be appropriate to condition the window to protect privacy, and even if it were considered appropriate, obscure glazing would not reduce the perception of being overlooked in any case.

4.3.6 No.9 Priory Close is a detached bungalow sites on a slightly lower ground level than the host dwelling. No.9's rear elevation ends approximately at the start of the proposed first floor extension. The dwelling hosts a detached flat roofed garage to the rear running along the south boundary with the host dwelling. The flat roof of the garage is already approximately 14 brick courses below the existing single storey part of the host dwelling on top of which the first floor addition is proposed.

4.3.7 Whilst the first floor addition would extend far above the interjecting single storey detached garage of No.9 Priory Close, it is not considered that the addition would appear unduly dominant in outlook from the rear windows of the adjoining property. This is by reason of the flat roofed garage as well as the distance between the addition and the rear facing windows of No.9 meaning sight lines would be oblique.

4.3.8 No.9 Priory Close is located to the north of the host dwelling and proposed extension. For this reason, loss of light will occur as a result of the proposed development. Such loss of light would be exaggerated slightly by the lower land level on which No.9 sits. Notwithstanding this, the majority of the shadows cast by the built development would be over the existing detached garage and the flank elevation/roof of the neighbouring property. It is not considered that the addition would cause undue loss of light to the immediate amenity space of No.9 Priory Lane or any living space windows.

4.3.9 By reason of the comparative siting, extent of built form and land level of No.13 Priory Close, no harm would result from the proposed development in regards to living conditions of the occupiers of this adjoining premise.

4.3.10 Policy 57 of the Saved Local Plan requires new development, including extensions, to respect the site and its surroundings, Policy D1 of the 2011-2031 Local Plan Proposed Submission suggests permission will be granted to developments which respond positively to the sites local context. Furthermore, paragraph 64 of the National Planning Policy Framework suggests that development should take opportunities available to enhance the character and quality of an area.

4.3.11 By reason of the host dwellings elevated positioning, alongside the size, bulk and scale of the resultant building within the plot, it is not considered that the development respects the character of the sites surroundings.

4.3.12 The surrounding area is urban in its character, however, is a relatively low density residential development in close proximity and contrast to its proximity to the settlements centre. The dwellings in the area are detached, with a mix of two storey, one and a half storey and single storey dwellings. Where two storey, the dwellings have retained there shallow form at first floor level, in that the dwellings fill the width of plots at first floor level, but remain visibly shallow in depth. Whilst many of the dwellings

in the Close have been extended to the sides, as this property has, there is little evidence in the street scene of overly developed dwellings to the rear. Where rear extensions have been agreed, these additions have had no impact on the street scene by reason of the dwellings positioning and individual context.

4.3.13 The proposed extension would result in the dwelling appearing overly dominant, large, bulky and domineering as the first two storey dwelling on this side of the Close. This would result in an over-intensification of built form in an area characterised by its relatively low density comparative to its wider town centre surroundings. Accordingly, the resultant building would not preserve or enhance that character of the sites surroundings.

4.3.14 No concerns are raised regarding the amount of vehicle parking available on-site.

4.4 **Conclusion**

4.4.1 The proposed first floor extension would, by reason of its depth, height and size, fail to preserve the character of the sites surroundings. The resultant dwelling would be an overly dominant, over-developed addition which would e incongruous and out of context with the relatively low density form of the street. Furthermore, the proposed first floor side window serving a bedroom would promote overlooking into the immediate amenity space of the adjoining premise to the north, causing loss of privacy. Accordingly, the proposal fails to accord with the policy provisions of the local development plan taken as a whole.

5.0 **Recommendation**

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

1. The proposed extension would result in the requirement for a first floor side facing window as sole light and outlook source for a bedroom. The first floor side window would harm the living conditions of the occupier of the adjoining premise to the north, impinging upon reasonable privacy within immediate amenity space. No conditions would appease the loss of privacy alongside the perception of being overlooked that would result from the proposed window positioning, and as such, the development is contrary to Policy 28 and 57 of the Saved Local Plan; Policy D3 of the 2011-2031 Local Plan Proposed Submission and Section 7 of the National Planning Policy Framework in regards to good quality design.

2. The proposed extension would, by reason if its height, depth and scale, would be unsympathetic to the existing dwelling in terms of height and proportions. Notwithstanding the extensions siting to the rear of the two storey property, the site and sites surrounding contet is such that the extensions would result in a visually dominant and out-of-proportion dwelling within the sites relatively low density character. Accordingly, the development is considered of poor quality design which fails to respect the existing dwelling, the site, and the sites surrounding context, contrary to the purposes of Policies 28 and 57 of the Saved Local Plan, Policies D1 and D2 of the 2011-2031 Local Plan Proposed Submission and Section 7 of the National Planning Policy Framework.

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