DELEGATED FILE NOTE

CASE OFFICER: ...Kate Poyser.....

APPLICATION REFERENCE	BRIEF DESCRIPTION OF DEVELOPMENT	APPLICATION SITE
18/01061/FPH	Part two storey and part single storey rear and side extensions. Replacement front entrance porch.	Little Garth Standhill Road Hitchin Hertfordshire SG4 9AF

Submitted Plan Nos

Location plan 100-005PL 100-004PL 100-003PL 100-002PL 100-001PL

1.0 Policies

LP28 House Extensions

LP57	Residential Guidelines and Standards
SECN12	Achieving well-designed places
XD2	Hse Extns,Replacement Dwells,Outbuilding
XD3	Protecting Living Conditions

2.0 Site History

2.1 No relevant history.

3.0 Representations

3.1 Local residents/site notice – two letters of objection have been received; from the occupier of 33 Nursery Hill to a loss of privacy to bedroom windows; from the occupier of 28 Nursery Hill to the loss of light to a side window and rear garden.

4.0 Planning Considerations

4.1 Site and Surroundings

4.1.1 'Little Garth' is a semi-detached house located at the north end of Standhill Road and opposite Hitchin Cemetery. 'Creg Ny Baa' is the adjoining house. 28 Nursery Hill is a house to the north situated at a much lower ground level. 12 Standhill Close is to the rear and 33 Nursery Hill is also to the rear although not directly behind.

4.2 Proposal

4.2.1 A small single storey rear extension is proposed to enlarge the kitchen. A first floor extension is proposed above the garage and side and rear extensions. Internal rearrangement of the first floor would then enable a fourth bedroom to be provided. A front porch would enable the internal entrance are to be re-designed. A lean-to roof is proposed over the remaining flat roof garage and existing front extension to knit into the new porch roof. Please see drawings.

4.3 Key Issues

4.3.1 The key planning considerations relate to the effect of the development on:

- Living conditions of existing neighbouring dwellings;
- The visual amenity of the street scene.

4.3.2 The proposed rear extensions would be 5 metres from the side boundary with 'Creg Ny Baa'. At this distance, taking into account the proposed depth of 4.8 metres, I consider the proposed work would not have a significant effect on the sunlight or daylight received by this adjoining property. A secondary window to serve the new bedroom would face 'Creg Ny Baa'. I consider this should be restricted to obscure glazing to avoid overlooking.

4.3.3 Although in a different street, 28 Nursery Hill is the neighbouring house to the north. It is several metres lower in ground level. It is situated with the rear of the property facing in the same direction as the front of Little Garth. There is a side facing window, which appears typical of a landing window. The sideward extension of Little Garth may have some effect on the light received by this window, but it would not be such that it would have a significant effect on the living conditions of this property.

4.3.4 The rear garden of 28 Nursery Hill is to the north of the front garden of 'Little Garth'. I consider that neither the proposed front porch nor side/rear extensions would have a significant effect on the light received by the rear garden.

4.3.5 The occupier of 33 Nursery Hill is concerned that the proposed work would result in the loss of privacy to his bedroom and bathroom windows. Again, 33 Nursery Hill is at considerably lower ground level than the application property. The properties are not in a direct back to back situation – see the location plan. The proposed first floor rear extension would be gable ended, with full length glazing over much of the rear elevation, to roof height and with French doors opening inwards with a Juliette balcony, too narrow to stand on. The rear elevations of 'Little Garth' and 33 Nursery Hill would be over 30 metres apart. At this distance, taking into account the difference in ground level, I do not consider the proposed work would have a significant effect on the privacy of 33 Nursery Hill.

4.3.6 Photographs of the front and rear elevations of the existing property are on the file. I consider the front and side elevations are sufficiently in keeping with the existing style of the house. It is noted that the first floor extension would visually reduce the gap to the side boundary. The different height levels between neighbouring properties would make this more noticeable. However, I do not consider this would cause harm to the street scene, to justify withholding permission. There may be some public visibility of the rear elevation from streets to behind. Although the large amount of glazing would add a more contemporary feel to the property, again, I do not consider the work would cause harm to the appearance of the area to justify withholding planning permission.

4.4 **Conclusion**

4.4.1 There are no sustainable planning objections to raise to the proposed development. I consider a condition requiring matching materials to be necessary.

5.0 **Recommendation**

That 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. Details and/or samples of materials to be used on all external elevations and the roof of the development hereby permitted shall be submitted to and approved in writing by the Local Planning Authority before the development is commenced and the approved details shall be implemented on site.

   Reason:To ensure that the development will have an acceptable appearance which does not detract from the appearance and character of the surrounding area.

4. The window at first floor level in the side elevation, serving the master bedroom, of the development hereby permitted shall be permanently glazed with obscure glass.

   Reason:To safeguard the privacy of the occupiers of the adjacent 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  Richard Tiffin Determining Officer	Development Management North Hertfordshire District Council Council Offices Gernon Road Letchworth Herts SG6 3JF

Date: 13 August 2018	