DELEGATED FILE NOTE

CASE OFFICER: ...Ben Glover.....

APPLICATION REFERENCE	BRIEF DESCRIPTION OF DEVELOPMENT	APPLICATION SITE
18/00910/FPH	Single storey rear extension following demolition of existing conservatory. Repositioning of existing side fenestration and door. Rear dormer window and three front rooflight windows to facilitate conversion of loft into habitable space.	36 Stormont Road Hitchin Hertfordshire SG5 1SH

Submitted Plan Nos

KSR-01; KSR-02; KSR-03; KSR-04; KSR-05

1.0 Policies

1.1 **North Hertfordshire District Local Plan No.2 with Alterations**

Policy 28 – House Extensions
Policy 55 – Car Parking Standards
Policy 57 – Residential Guidelines and Standards

1.2 **National Planning Policy Framework**

Chapter 7 – Requiring good Design

1.3 **North Hertfordshire Draft Local Plan 2011-2031 - (Approved by Full Council April 2017)**

D1 – Sustainable Design
D2 – House Extensions and Replacement Dwellings
D3 – Protecting Living Conditions
T2 – Parking

1.4 **Supplementary Planning Document**

Vehicle Parking at New Development SPD (2011)

2.0 **Site History**

2.1 None relevant

3.0 **Representations**

3.1 **Site Notice:**

Start Date: N/A Expiry Date: N/A

3.2 **Press Notice:**

Start Date: N/A Expiry Date: N/A

3.3 **Neighbouring Notifications:**

The owners/occupiers of No. 34, 38 Stormont Road and No. 79, 80 Periwinkle Lane were notified on 05/04/2018. No neighbouring representations have been received.

3.4 **Parish Council / Statutory Consultees:**

N/A

4.0 **Planning Considerations**

4.1 **Site and Surroundings**

4.1.1 No. 36 is a single storey semi-detached bungalow situated on Stormont Road within a predominately residential area of Hitchin. The property features a rendered finish with uPVC fenestration. There is an existing single storey conservatory to the rear of the

site. Additionally, the property benefits from off-street car parking with space for two vehicles.

4.1.2 The local characteristics of this part of Stormont Road consist of predominately semi-detached bungalows. A number of properties in this part of Stormont Road have been extended to the rear and have converted roof spaces into habitable accommodation. Parking is predominately off-street with on-street car parking being unrestricted.

4.2 **Proposal**

4.2.1 Planning permission is sought for the erection of a single storey rear extension and loft conversion incorporating three front rooflights and a rear dormer. The proposed rear extension would measure approximately 7m in depth, 3m in height and 6.5m wide. The dormer window would measure approximately 5.6m in depth, 5.4m wide and 2.3m in height.

4.3 **Key Issues**

4.3.1 The key issues for consideration are as follows:

--The acceptability of the design of the proposed development and its resultant impact on the character and appearance of the area.

--The impact that the proposed development would have on the living conditions of neighbouring properties.

--The impact that the proposed development would have on car parking provision in the area.

Design and Appearance:

4.3.2 The objectives of the NPPF include those seeking to secure high quality design and a good standard of amenity (Section 7 - Requiring good design). In this regard, Policy 28 and 57 of the Local Plan is consistent with the NPPF.

4.3.3 The application site occupies a long and narrow plot set back from the public highway. This part of Stormont Road consist of predominately semi-detached dwellings of similar scale and nature to that of the application site. A number of properties have been extended to the rear and have also benefited from loft conversions with rear dormer windows. It is noted that No. 38 Stormont Road, which forms the other half of this pair of semi-detached dwellings, features an existing large single storey rear extension.

4.3.4 The proposed development would be situated predominately to the rear of the application site and well screened from view of the public highway. The single storey rear extension would be set away from the party boundary with No. 34 Stormont Road and project approximately 7m rearward. It is considered that, whilst large, the proposed single storey extension would not result in an unacceptable detrimental impact upon the character and appearance of the host property.

4.3.5 The proposed dormer window would be sited within the rear roofslope of the existing dwelling and project approximately 5.6m rearward and onto the roof of the proposed single storey extension. It is considered that the proposed dormer window would fail to remain subservient to the host dwelling. The proposed dormer would be constructed beyond the depth of the original roof and project onto the single storey extension failing to respect the character of the host dwelling. The roof extension would appear bulky, dominant and out of scale within the rear roofslope of the property.

4.3.6 Furthermore, the dormer window necessitates the use of a flat felted roof. This roof form is considered incompatible with the original pitched roof of the dwelling and requires the use of materials that are not in keeping with the host property.

4.3.7 Granting planning permission could likely to lead to further applications within the locality for similar roof extensions and a proliferation of this type of extension. This would be particularly harmful to this part of the Stormont Road should such extensions be carried out as the existing character of the area would be eroded by the virtue of the introduction of overly large roof extensions which fail to remain subservient and in keeping with the character of dwellings in the area.

4.3.8 Given the above, it is considered that the proposed development would fail to comply with Policy 28 of the District Local Plan and the core principles set out in the National Planning Policy Framework (2012).

Impact on Neighbouring Properties:

4.3.9 A core planning principle set out in the NPPF is to always seek to secure a good standard of amenity for all existing and future occupants of land and buildings. This principle is reflected in the provisions of Policy 28 of the Local Plan.

4.3.10 The application site is neighboured by No. 34 and 38 Stormont Road. No. 34 recently received no objection to the construction of a single storey rear extension that would measure 6m in depth and appeared to be under construction at the time of the site visit. The proposed single storey development to the application site would project 7m beyond the rear elevation of the original neighbouring property. Whilst large, it is considered that the rear extension would not result in an unacceptable overbearing impact upon the amenities of No. 34 given the separation of the two neighbouring dwellings and the single storey nature of this part of the proposal.

4.3.11 No. 38 Stormont Road benefits from an existing single storey rear extension. The proposed development would not project beyond the rear of the neighbouring extension. Additionally, the dormer window would not result in an overbearing impact upon the light, privacy or amenities of the neighbouring occupies given the existing extensions to the neighbouring dwelling.

4.3.12 Given the above, it is considered that the proposed development would result in no unacceptable overbearing impact upon neighbouring occupiers and is therefore compliant with Policy 28 of the District Local Plan and the aims of the National Planning Policy Framework.

Highways and Parking:

4.3.13 The proposed development would result in the creation of one additional bedroom increasing the total number within the dwelling to three. The site benefits from two off-street car parking spaces. It is therefore considered that the parking arrangements would be sufficient to the increased number of bedrooms and no car parking issues would arise as a result of the proposed development.

4.4 **Conclusion**

4.4.1 The proposed dormer window and single storey extension, by reason of its scale, bulk and massing are not in keeping with the original property and represents an overly dominant, incongruous and visually obtrusive feature that would unacceptably harm the character and appearance of the original dwellinghouse. The proposal is therefore

contrary to Policies 28 and 57 of the North Hertfordshire District Local Plan and the provisions of the National Planning Policy Framework.

5.0 **Recommendation**

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

1. The proposed dormer window and single storey extension, by reason of its scale, bulk and massing are not in keeping with the original property and represents an overly dominant, incongruous and visually obtrusive feature that would unacceptably harm the character and appearance of the original dwellinghouse. The proposal is therefore contrary to Policies 28 and 57 of the North Hertfordshire District Local Plan and the provisions 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 acted proactively through positive engagement with the applicant in an attempt to narrow down the reasons for refusal but fundamental objections could not be overcome. 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: 11 June 2018	