DELEGATED FILE NOTE

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

APPLICATION REFERENCE	BRIEF DESCRIPTION OF DEVELOPMENT	APPLICATION SITE
18/00830/FPH	Part two storey, part single storey side and rear extension. Single storey front porch extension. Erection of double garage with pitched roof, following demolition of existing garage. New roofing, doors and windows; re-rendering of all external walls. Boundary fencing to be removed and replaced; all existing hardstanding to be renewed (as amendd by plans received 10 April 2018)	27 Norton Road Letchworth Garden City Hertfordshire SG6 1AA

Submitted Plan Nos

1:1250 Site Location Plan; BDS 1718/15/1/A; BDS 1718/15/2/A; BDS 1718/15/3/B; BDS 1718/15/4/B
1:250 Site Plan

1.0 Policies

LP28	House Extensions
LP57	Residential Guidelines and Standards
SECT7	Requiring Good Design
XD2	Hse Extns,Replacement Dwells,Outbuilding
XD3	Protecting Living Conditions

2.0 Site History

2.1 74/00935/1 - Demolition of existing garage and erection of new garage – Conditional Permission 22/11/1974

2.2 79/00946/1 - Erection of first floor extension – Conditional Permission 12/06/1979

2.3 83/01489/1 - Erection of two storey side extension – Conditional Permission 17/10/1983

3.0 Representations

3.1 None received.

4.0 Planning Considerations

4.1 Site and Surroundings

4.1.1 The site lies within the settlement of Letchworth Garden City. The site contains a deep two storey dwelling with a narrow frontage on a relatively generously side plot. The two storey dwelling hosts a mix of different pitched, gable ended roofs, with a small section of first floor flat roof connecting two side facing gabled pitched roofs to the east flank. The site benefits from a detached double garage with flat roof to the west, and a small lean-to car port to the east.

4.1.2 The sites surroundings are residential in nature, characterised by a mix of detached and semi-detached two storey dwellings. The dwellings are set in generous plots, and generally set back from the street with green vegetative front boundary treatments.

4.2 Proposal

4.2.1 The application seeks planning permission for the erection of a part single, part two storey side and rear wraparound extension alongside the erection of a new double garage in the same footprint as the existing garage hosting a pitched roof with gabled front and rear elevations, the erection of a ground floor bay window with lean-to roof on the front elevation and the enclosure of an existing storm porch below a first floor addition on the west flank wall with windows and associated bricking up.

4.2.2 The first floor additions would continue the existing roof design at the point where it extends, hosting a pitched gable end roof at the south most part of the addition, with a flat roof to the north most part. The ground floor wrap around extension would host a shallow pitched roof when viewed from the side, appearing as a lean-to roof to the rear. The ground floor extension would host three roof lights in the rear facing roof slope.

4.2.3 The proposal also seeks planning permission for the re-rendering and re-roofing of the property, new doors and windows, internal refurbishing, re-instatement of hard surfacing and new boundary treatments. The internal works are not considered development for the purposes of paragraph 55 of the Town and Country Planning Act. The other details are likely to either not be considered development as above, or already have planning permission through the Town and Country Planning (General Permitted Development) Order 2015 (as amended). Notwithstanding this, the application requests planning permission, and all elements requested must be assessed in regards potential impact.

4.3 **Key Issues**

4.3.1 Following the receipt of amended drawings, the part single, part two storey side and rear extensions to the dwelling would be sympathetic to the existing dwelling in regards to its height, proportions and form. The proposal includes the replacement of all windows and external materials, and as such, the resultant building would appear consolidated in appearance, as per the intention of the policy requirement for sympathetic window and material detailing.

4.3.2 The enclosure of the existing open storm porch area would be respectfully detailed in appearance, thereby respecting the existing dwelling. The proposed replacement, squared off bay window with lean-to roof would not distract from the existing dwelling by reason of its diminutive size as a front feature and its respectful detailing.

4.3.3 There are no objections to the principle of replacement windows, re-rendering and re-tiling of the building, subject to the submission of material and window detailing to assess properly the impact of the works on the character of the building and the sites surroundings. Furthermore, no concerns are raised to the replacement front door and sidelights given the existing width of the opening, however, again, further detailing would be required to ensure an acceptable impact on the character of the building and surrounding area.

4.3.4 Whilst the proposed garage would be sizeable, it would remain subservient to the host dwelling. The proposed garage would not increase the width of built form across the plots width. By reason of the proposed garages siting, set back from the main building, it is not considered that the accumulation of built form within the plot would appear uncharacteristically cramped within the sites context.

4.3.5 Considering the existing extent of built form within the neighbouring site to the north-east (No.29), it is not considered that the proposed extensions and alterations would discernibly alter the relationship between dwellings in regards to living conditions.

4.3.6 The proposed replacement garage, while being located on the same footprint as the existing flat roofed garage, would, by reason of the proposed pitched gable ended front and rear elevations, have potential to harm the living conditions of the neighbouring property to the south west (No.25). Notwithstanding this, by reason of the roof pitch angle, the siting of the garage to the north east of the neighbouring property, as well as the existing single storey rear extension at No.25, it is not considered that the proposed garage would appear unduly dominant or cause substantial additional loss of light over the existing garage.

4.3.7 Subject to a condition ensuring the proposed first floor windows in the north-east facing elevation are obscure glazed and non-opening unless above 1.7m above the finished floor level of the rooms which they serve, no concerns are raised in relation to loss of privacy to adjoining premises.

4.3.8 In regards to the other proposed alterations, including the re-instatement of hard surfacing and boundary treatments, it is considered that these would likely fall within the remit of the Town and Country Planning (General Permitted Development) Order 2015 (as amended). Notwithstanding this, permission is requested in this application, and as such, relevant restrictions and conditions within the Order should be imposed upon any potential approval of this application. This is particularly important given the minimal level of detail given in relation to these elements of the proposed development.

4.4 **Conclusion**

4.4.1 It is considered that the proposed development would be of good quality design which would, subject to conditions, be sympathetic to the existing dwelling, maintain the character of the sites surroundings and respect the living conditions of the occupiers of adjoining premises. As a result, the proposal accords with the provisions of the local development framework.

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. Any windows proposed to be inserted at first floor level on the north east elevation of the extension hereby permitted shall be permanently glazed with obscure glass and unable to be opened unless 1.7m above the finished floor level of the room which it serves.

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

4. The hard surfacing hereby approve muse be either; made of porous materials; or provision is made to direct run-off water from the hard surface to a permeable or porous area or surface within the curtilage of the dwellinghouse.

   Reason: To ensure the run-off resultant from the hard surfacing discharges within the premises and does not run onto the highway or adjoining premises.

5. The boundary treatments forming part of the development hereby approved must not exceed 1m above ground level where erected or constructed adjacent to a highway used by vehicular traffic or 2m above ground level in any other case.

   Reason: To ensure that the boundary treatments protect the safe use of the highway and the living conditions of the occupiers of adjoining premises.

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: 11 May 2018	