DELEGATED FILE NOTE

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

APPLICATION REFERENCE	BRIEF DESCRIPTION OF DEVELOPMENT	APPLICATION SITE
18/00376/FPH	Single storey side/rear extension and creation of first floor living accommodation.	13 Saffron Hill Letchworth Garden City Hertfordshire SG6 4DB

Submitted Plan Nos

1799-001 1799-002 Rev F 1799-003 Rev D 1799-004

1.0 Policies

LP28 House Extensions

LP55	Car Parking Standards
LP57	Residential Guidelines and Standards
LP58	Letchworth Garden City Design Principles
SECT7	Requiring Good Design
XD2	Hse Extns,Replacement Dwells,Outbuilding
XD3	Protecting Living Conditions
XT2	Parking

2.0 **Site History**

2.1 None.

3.0 **Representations**

3.1 None.

4.0 **Planning Considerations**

4.1 **Site and Surroundings**

4.1.1 The site is located within Letchworth Garden City. The site lies on the north side of Saffron Hill. The sites topography is such that the land slopes down from west to east.

4.1.2 The site contains a single storey bungalow hosting a pitched hipped roof. The existing dwelling is rectangular in shape, with a narrow front and deeper width. The dwelling benefits from a single storey garage to the side and rear with a flat roof. The building hosts a chimney projecting from the front hip roof slope.

4.1.3 The surrounding area is residential in character. The dwellings are detached, exposing a consistent palette of materials. The dwellings appear largely as single storey

bungalows, albeit with a few visible signs of roof accommodation in some bungalows, with four chalet bungalow dwellings towards the bottom of Saffron Hill.

4.2 **Proposal**

4.2.1 The application seeks permission for the erection of side and rear extensions alongside the raising of the eaves and ridge height of the replacement roof to accommodate a first floor. The development would also see the installation of 5 roof lights in the west facing roof slope, a single roof light in the east facing roof slope, and a flat roofed rear facing dormer. The resultant dwelling would host a pitched hipped roof with front chimney stack. The side extension would also host a hipped pitched roof connecting to the main roof, with a subservient ridge and eaves height.

4.3 **Key Issues**

4.3.1 The key issue in this application is considered to be the impact of the development on the character of the sites surroundings, as well as the impact of the development upon the living conditions of the occupiers of adjoining premises.

4.3.2 In regards to policy 28 of the Saved Plan, the extensions, by reason of the increase in eaves and ridge height of the replacement roof, would fail to be sympathetic to the existing dwelling in terms of height. In terms of proportions, the additions would increase the footprint of the dwelling by approximately 67%. Notwithstanding this increase, as well as the additional height within the raised roof, the design of the building would result in the resultant building remaining sympathetic in form and proportions. The extensions and additions would match the host dwelling in terms of materials and window detailing.

4.3.3 The increase in eaves and ridge height of the main part of the dwelling equates to approximately 0.4m from the ground level. By virtue of the wider topography of the area, the raising in the height of the building has potential to disrupt the flow and transition of roof heights as the streets topography changes. Notwithstanding this, there is evidence within the street of similar alterations in roof heights and disruption of this character. Accordingly, the proposed installation of roof lights and the increase in roof height proposed would not cause undue harm to the character of the sites surroundings. Furthermore, it is not considered that the single storey side extension proposed would detract fundamentally from the character of the existing dwelling, or the character of the sites surroundings.

4.3.4 Thanks to a slight bend in the road, No.15 Saffron Hill, to the west, is oriented away from host dwelling to the rear. Furthermore, the main part of No.15 is separated from the main part of the host dwelling by two garage widths. The garage to No.15 is detached and located to the rear along the boundary shared with the host dwelling. As a result of these circumstances, alongside No.15 being located at a higher ground level, the extensions would not harm the living conditions of No.15 in regards to loss of light or undue dominance.

4.3.5 In regards to loss of privacy, the side roof lights proposed in the west facing elevation would be positioned at a high level, likely at least 1.7m above the finished floor level. As a result, any sideward views would be in an upward trajectory, not resulting in any overlooking. The rear facing dormer window would not give direct views into the immediate amenity space to the rear of No.15, and therefore not result in undue loss of privacy.

4.3.6 No.11 Saffron Hill is sited to the east of the host dwelling. The dwellings are separated by approximately 2m, and currently host the same front and rear building lines, and are oriented in the same direction. No.11 is located at a slightly reduced ground level by virtue of the prevailing topography of the area.

4.3.7 In regards to loss of light, the orientation of the properties to the rear is such that potential loss of light could occur to No.11 Saffron Hill in the afternoon through to the evening. The loss of light would be to the immediate amenity space to the rear of No.11 Saffron Hill, with little loss of daylight into the rear windows of the adjoining property by reason of the existing orientation of the dwellings, with the rear facing north. Whilst there is no significant existing boundary treatment between the properties, a 2m high boundary fence is proposed. It is also a material consideration that the property does benefit from permitted development rights, and could build out a far sized extension at 4m in depth, albeit not at the total height proposed within this application.

4.3.8 It is considered that the impact on light on the immediate amenity space of the occupiers of No.11 Saffron Hill would not cause undue harm. The eaves height would not be excessive, and the roof pitch is such that it would not cause excessive additional loss of light over and above the outer wall. The erection of a 2m high fence intersecting the adjoining property and the proposed extension would also reduce potential harm to the living conditions of No.11 Saffron Hill in regards to unduly dominant built form, and as above, the roof pitch would not be overtly discernible. No concerns are raised in regards to loss of privacy as per the considerations for No.15 in paragraph 4.3.5 of this recommendation.

4.3.9 The proposal would see the installation of permeable hard surfacing for the parking of two vehicles to the front of the site. It is considered that the proposed on-site parking provision would be commensurate to the size and use of the resultant building on site in line with the Vehicle Parking at New Developments Supplementary Planning Document. Furthermore, the parking of vehicles in front of the property is not considered detrimental to the character of the sites surroundings, and in any case, could be provided through the provisions of the Town and Country Planning (General Permitted Development) Order 2015 (as amended). By reason of the plans annotation showing permeable surface to be installed, a condition in regards drainage from hard surfacing, over and above the standard ‘in accordance with approved plan’ is not required. A condition should be imposed to ensure the parking is provided prior to occupation of the extended dwelling to ensure no harm occurs as a result of not implementing the proposed on-site parking provision.

4.4 **Conclusion**

4.4.1 The proposed extensions would 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 such, the proposal accords with the policy 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.

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: 27 June 2018	