DELEGATED FILE NOTE

CASE OFFICER: ...Jo Cousins.....

APPLICATION REFERENCE	BRIEF DESCRIPTION OF DEVELOPMENT	APPLICATION SITE
18/01010/FPH	First floor and single storey rear extension and single storey side extension (as amended by plans received 2 July 2018).	13 Redhoods Way East Letchworth Garden City Hertfordshire SG6 4DF

Submitted Plan Nos

E1; E2; E3; E4; E5; P1; P2B; P3B; P4C; P5B

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
XD1	Sustainable Design
XD2	Hse Extns,Replacement Dwells,Outbuilding
XD3	Protecting Living Conditions

2.0 **Site History**

2.1 Single storey rear extension granted under 02/00745/1HH.

3.0 Representations

3.1 The occupiers of **15 Redhoods Way East** have written confirming they are not opposed to an extension in principle but raise objections summarised as follows:-

1. The size of the extension would be disproportionate to the original garden city property and represents an over development.
2. Loss of light to living room and bedroom. Loss of early morning sun light.
3. Loss of privacy. The position of a first floor window to serve bedroom 1 would be close to the boundary and would overlook the seating area more than at present.

4.0 Planning Considerations

4.1 Site & Surroundings

4.1.1 13 Redhoods Way East is a semi-detached residential property located on the southern side of the road at the point where it makes a gentle curve before joining to Cowslip Hill.

4.2 **Proposal**

4.2.1 The scheme has been amended to reduce the width of the two storey element, move a rear window over slightly from the boundary, reconfigure first floor rear windows and show a side (existing) window that was omitted in error The proposals as amended are as follows:-

First floor rear extension – This would be over an existing single storey element and would be 5m wide by 3.8m deep to form a master bedroom with en-suite. The roof would be hipped and set approx. 600m lower than the main ridge of the property. This element would be set in by approx. 2 metres from the boundary with 15 Redhoods Way East.
The reduced width at first floor has allowed for the new window to bedroom one to be moved slightly further from the boundary. To the rear of the first floor addition a single large window to serve the master bedroom has been replaced by tow windows.

Single storey rear extension – the amended plans indicate the flank and rear walls to be retained and the existing single storey addition would be adapted to have a lean-to roof containing one roof light. This section would be 3.8m deep by 1.9m wide and would form part of the ground floor alterations to provide a kitchen /dining area.

Single storey side extension - one metre wide by 4.5m deep and a minimum of 1.1m from the boundary with No.11 Redhoods Way East. This addition would have a simple hipped roof and would provide additional habitable room space and a ground floor shower room.

Facing materials are proposed to match those used in the construction of the host dwelling (painted render walls and roof tiles). The site benefits from off-street parking for at least two cars.

4.3 **Key Issues**

4.3.1 The key issues for consideration are as follows:
--The impact that the proposed development would have on the living conditions of neighbouring properties.
--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 car parking in the area.

4.3.2 <u>Impact on neighbouring properties</u>
Given the layout of the application site, the key issue for consideration is the impact that the proposed development would have on the living conditions of the adjoining property, no. 11 Redhoods Way East to the south-west and no. 15 Redhoods Way East to the east.

11 Redhood Way East - The flank wall of the two storey element is proposed to be positioned approximately 2m from the boundary with this property. The rear wall of the property faces to the south and the main issue the neighbour has expressed would be loss of morning sun and a general loss of light. The distance, form of development and materials (painted render) is acceptable and would ensure that the two storey element would not result in any material or sustainable harm in terms of a loss of light to windows or over-dominance. The single storey element will be built up to the boundary line with the neighbouring property modifying an

existing single storey addition. It is noted that No.13 does not have any rear addition and that there is a living room window closest to the boundary. I do not consider that any perceived loss of light or sunlight would be so detrimental to justify withholding the grant of planning permission.
A new first floor window is shown to be adjacent to the boundary on the original submission. The revised plans do move this window slightly further over but this is not to the position that the occupants of no.11 suggest. Given that there are existing first floor windows in the rear elevation I do not consider that this window would be so detrimental to privacy to justify a reason for refusal here.

15 Redhoods Way East - The proposed first floor rear extension would be situated a minimum of 1.9m from the boundary, and due to the orientation of the site and relationship I do not consider that a material loss of amenity would arise as a result of the development. The single storey side extension would be adjacent to a driveway and would be set away from the main house itself. Given the distances involved, I do not therefore consider that the proposed extension would result in any harm to the living conditions of this property. A side window at first floor in the existing wall was omitted in error from the plans. This would serve a bedroom and currently acts as a secondary window to that room. Overall I do not consider that a sustainable reason for refusal on loss of privacy would be justifiable or reasonable.

4.3.3 Policy 28 - Design and appearance

Policy 28 suggests that house extensions are generally acceptable providing they are *"...sympathetic to the existing house in height, form, proportions, window details and materials..."* and *"...pitched roofs are used where appropriate..."*
The proposed extensions are designed so as to reduce the visual bulk and appearance of the proposals. The roof forms join to the parent building and being set to the rear and back at the side would not be visually dominant in the street scene. The design is such that the development would be subservient to the host building and would not be incongruous in the street scene.
Overall it is my view that the proposed development would be compliant with the relevant local and national planning policy regarding house extensions and design.

4.3.5 Car parking

The application site can accommodate at least two off-street parking spaces. The proposed development would not trigger the requirement for additional car parking to be provided within the application site and this is a highly sustainable location within walking distance of the Letchworth retail facilities and the main line train station/bus routes.

4.4 **Conclusion**

4.4.1 In the absence of material or sustainable grounds for objection I have framed a favourable recommendation accordingly.

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. The Council acted proactively through positive engagement with the applicant during the determination process which led to improvements to the scheme. 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: 4 July 2018	