DELEGATED FILE NOTE

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

APPLICATION REFERENCE	BRIEF DESCRIPTION OF DEVELOPMENT	APPLICATION SITE
18/00104/FPH	Part two storey, part single storey rear extension.	83 Wilbury Road Letchworth Garden City Hertfordshire SG6 4JJ

Submitted Plan Nos

1; A 2; A 3;A 4; A 5; A 6; A 7; A 8; A

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

2.0 Relevant History

2.1 A number of properties (69, 71 and 73) on Wilbury Road have had two storey rear extensions granted.

2.2 Permission was refused for a two storey rear extension under reference 16/02110/1HH in December 2016.

3.0 Representations

3.1 The occupiers and owners **85, 87 Wilbury Road, 36, 38 Haymoor** objected to the proposed scheme that was refused in December 2016 on the following grounds:-

- depth of 5 metres is excessive
- roof pitch does not match existing
- no detail on external finish/render finish not in keeping
- extension at No.71 more appropriate
- too large and unsympathetic to existing house
- overlooking/overlooking from balcony
- object to garage - unsuitable at the bottom of the garden
- Heritage character area - alterations should compliment character of original hours
- no details on garage at bottom of garden and will dominate our view
- flood risk/water drainage issues
- views will be affected

3.2 In relation to the current application The occupiers/owners of 36 & 38 Haymoor have written individually objecting on the following grounds:-

- object to the design of the very large rear balcony and attached windows to the rear south facing elevation.
- The proposed balcony is oversized and overlooks my house and rear garden, and is completely out of character with the design of the building.
- Request that this aspect of the proposal is redesigned in character and proportion to the rest of the building.

4.0 Planning Considerations

4.1 Site & Surroundings

4.1.1 83 Wilbury Road is a detached property located on the southern side of the road. The rear garden is approximately 20 metres deep and backs on to the gardens of properties in Haymoor which also have gardens in excess of 20m deep.

4.1.2 The host property has a pitched roof with a maximum height of 6.6 metres with eaves height of 2.5 metres.

4.1.3 Similar rear extensions have been built at No. 73 Wilbury Road under a planning permission granted in 2004 and at No 69 under a permission granted in 2007 and No. 71 granted in 2015.

4.2 Proposal

4.2.1 Permission is sought for a two storey rear extension.

4.2.2 The two storey rear extension would project 5 metres from the existing rear elevation.

4.2.3 The two storey extension has a maximum height of 6.6 metres and matches the height of the existing host property. The two storey rear extension has eaves height of 3 metres (refused application was 4.5m).

4.2.4 Four roof lights are proposed within the new roof slopes with a new window and Juliet balcony feature at first floor in the rear elevation.

4.3 Key Issues

4.3.1 The key issues relate to whether the scheme overcomes the refusal in 2016. The refusal was as follows: ***By reason of its excessive depth, height, proposed eaves height and design the proposed two storey extension fails to be sympathetic to the main house contrary to the provisions of Policy 28 of the North Hertfordshire District Local Plan with Alterations and Section 7 of the National Planning Policy Framework.***

4.3.2 **Design and street scene**

The application has been amended since the refusal of permission and the original

scheme rejected by the Heritage Foundation.
The previous case officer expressed the view that: ***the ground floor depth of 5m could be acceptable due to the new permitted development allowance and if the extension had been cut back to 4m external with a gable end with a continuation of the eaves height, I could have supported the proposal.***

I have discussed the current scheme with the previous case officer and we agree that the form and bulk of the development has been greatly improved by the lower eaves detail which does reduce the bulk of the development. This is a rear extension and would have a limited impact on the street scene. The lower eaves height improves the impact and dominance on the neighbours given that No.81 has a single storey rear addition and No. 85 has recently constructed a three storey and single storey rear extension under reference 14/00690/1HH (which also includes a second floor Juliet balcony feature). In discussing with the previous case officer we agree that a refusal of permission would be difficult to sustain here. The design of the extension is not ideal as the eaves do not match the parent building, however this is now much more sympathetic to the main house in terms of height, form, proportions and window detail and on balance satisfies the provisions of Policy 28 of the Local Plan and Section 7 of the NPPF. It is also noted that the Heritage Foundation have now approved the scheme.

4.3.3 **Impact on living conditions of neighbours**

I note the objections raised by the occupiers of the neighbouring properties on Haymoor that back onto the host property. The proposed extension is approximately 20 metres from the shared boundary with the neighbouring dwellinghouses in Haymoor and approximately 40 metres from the rear elevations, therefore it is my view that the proposed windows located on the rear elevation, would not result in overlooking or a loss of privacy. The inclusion of the Juliet balcony would not be unreasonable and would be a matter of personal choice in this location. The rear doors open inwards and there is no external platform that could increase any perceived loss of privacy to adjacent residents.
I note the position of side roof lights at first floor level and have added a condition to ensure that these suitable address any privacy issues.

4.3.4 **Parking**

The proposed extension does not have impact on the parking provision at the property - the existing parking spaces are sufficient to accommodate two parked cars so that there would be adequate on-site parking to meet the parking needs of this extended dwelling.

4.4 **Conclusion**

4.4.1 In the absence of any 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.

3. The four rooflight windows proposed in the side roof slopes , hereby granted permission, shall be permanently glazed with glass of opacity level 4 or 5 of the range of glass manufactured by Pilkington plc at the date of this permission or of an equivalent standard agreed in writing by the local planning authority and thereafter permanently maintained as such, unless the openable parts are at a height of more than 1.7 metres above the floor level of the internal space to which they serve. Reason: To safeguard to privacy for the occupiers of neighbouring dwellings.

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  Tom Rea Determining Officer	Development Management North Hertfordshire District Council Council Offices Gernon Road Letchworth Herts SG6 3JF
Date: 12 April 2018	