DELEGATED FILE NOTE

CASE OFFICER: ...Anne McDonald.....

APPLICATION REFERENCE	BRIEF DESCRIPTION OF DEVELOPMENT	APPLICATION SITE
18/00818/FPH	Roof extension comprising the raising of roof eaves and roof ridge heights and additional extensions and ancillary works to provide a full first floor and to covert chalet bungalow to a full two storey dwelling. (Amended plan received 26/06/18).	96 Green Drift Royston Hertfordshire SG8 5BT

Submitted Plan Nos

Location Plan; 17-17.02; 17-17.03; 17-17.04 17-17-1D

1.0 Policies

LP28 House Extensions

XD2	Hse Extns,Replacement Dwells,Outbuilding
LP57	Residential Guidelines and Standards
XD3	Protecting Living Conditions

2.0 Site History

2.1 Planning permission has been granted several times for extensions to the house. Of relevance is application 17/01529/1HH which granted large scale extensions to change the chalet bungalow into a full two storey house. This application is a variation of the 2017 permission.

3.0 Representations

3.1 The application was advertised with a site notice and neighbour notification letters. No replies received at the time of writing.

4.0 Planning Considerations

4.1 Site and Surroundings

4.1.1 The application site is positioned on the south side of Green Drift, in a corner plot position on the road, with a footpath link running along the west side boundary. Originally the plot comprised a chalet style bungalow with good sized front and rear gardens. At the time of my site visit, the house was a building site, with the works on the site well under way.

4.2 Proposal

4.2.1 As above. This application is a variation to application 17/01529/1HH. There are only two differences. One is to the existing roof above the existing front garage. This is to be raised from a hipped roof to a part hipped part gable roof. The other change is at the rear. The original chalet bungalow had a rear projection with side and rear dormers windows at first floor level. This proposal is to raise the end roof of this extension to a part hip part gable end, and to replace the dormer windows with velux rooflights, three on each side of the roof..

4.3 Key Issues

- I have no objection to this application, especially as the main bulk of it and the principle of this proposal has already been granted, and discussed at length under application 17/01529/1HH.

- At the frontage I have sought negotiations to change the proposed full front gable above the existing garage to a part hip part gable roof to reduce visual impact in the setting and context of the road. As now proposed, I consider this to be acceptable. The front garage is an existing structure, already having a degree of visual prominence in the street scene. However, there is an existing mature privet hedge along the front boundary with the road which provides a fairly effective visual screen, screening out the existing garage up to the eaves line. Given the bulk of the extensions that have been approved to the former chalet bungalow, which this garage extension is set in front of and will be seen against, the proposed roof extension to the garage will not appear unacceptable bulky or over bearing in the context of the street scene.
- At the rear, the rear section of the former chalet bungalow is set in front of and alongside the side flank wall of no.94, which is also a bungalow property. The proposed roof extension at the rear adds 2m of extra depth to the roof, and allows for the removal of the existing side and rear roof extensions. Whilst this does somewhat increase the bulk of the roof, on balance, I raise no objection due to the positioning of the house and its relationship to neighbouring properties. The bulk of it will be alongside the side flank of no.94. I note that no.96 is a taller and bulkier property in comparison to no.94, and in views from the rear garden of no.94 this extra bulk will be seen. However, set against the context of what has already been approved at no.96, and given that the property of no.94 screens much of the works at no.96, I do not conclude that this extra 2m depth section of roof would be so significantly additional to result in causing such harm to the outlook and amenities of no.94 to justify the refusal of this application for this reason.
- Due to the footpath along the west side boundary, I do not consider that either the front of rear works would have harm on the outlook or amenities of the neighbour 23 Heathfield.
- The plans state that the external materials are to be tiles and render to match. This is considered to be acceptable, and a materials condition is not considered to be necessary in this instance.
- For consistency, the condition regarding the obscure glazing imposed on the 2017 permission is also being recommended.

4.4 **Conclusion**

4.4.1 The application is considered to comply with the necessary provisions of the existing and emerging local plan policies is therefore recommended for conditional permission.

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 en-suite windows at first floor level on the east and west side elevations of the development hereby permitted shall be permanently glazed with obscure glass and fixed shut below a level of 1.7 metres when measured from the internal finished floor level.

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

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: 11 July 2018	