DELEGATED FILE NOTE

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

APPLICATION REFERENCE	BRIEF DESCRIPTION OF DEVELOPMENT	APPLICATION SITE
18/01401/FPH	First floor front extension over existing garage and porch and single storey rear extension after demolition of existing conservatory.	47 Farthing Drive Letchworth Garden City Hertfordshire SG6 2TR

Submitted Plan Nos

3518-01; 3518-02; 3518-03; 3518-04; 3518-05; 3518-06; Site Plan; Location Plan

1.0 Policies

LP28 House Extensions

LP57	Residential Guidelines and Standards
LP58	Letchworth Garden City Design Principles
XD2	Hse Extns,Replacement Dwells,Outbuilding
XD3	Protecting Living Conditions

2.0 **Site History**

2.1 There is no planning history recorded for this property.

3.0 **Representations**

3.1 The application was advertised with neighbour notification letters. Four replies have been received at the time of writing. Comments made include:

- access to the property is unusual and friction has arisen with neighbours over access to the property over rights of way;
- the applicant has not lived in the property since purchase in February 2017 but regularly works there. If the extension results in more cars parking at the property this would make the situation even more difficult;
- we are concerned that the works will result in increased overlooking of our property and would adversely affect the ease and price of selling our own property in the future;
- no application has yet been made to the Heritage Foundation.

4.0 **Planning Considerations**

4.1 **Site and Surroundings**

4.1.1 The application site is a residential property at the eastern end of a small cul-de-sac within Farthing Drive. As a result the house has a single car width access driveway between numbers 46 and 48 with the house positioned slightly in front of no.48 with a double garage and parking in front of the house. There is an existing rear conservatory. There are photos in Anite.

4.2 **Proposal**

4.2.1 The application is seeking permission for a replacement single storey rear extension and construction of a first floor front extension above the existing porch and garage. The rear extension is form an ‘Orangery’ instead of the conservatory. The first floor front extension is to form a large master bedroom with en-suite and an access way into

it from the landing. The existing bathroom is to have its window re-located onto the side flank wall of the existing house.

4.3 **Key Issues**

- On balance I raise no objection to this application. The existing conservatory at the rear establishes the principle of the replacement Orangery, and there are many other examples of first floor extensions above the prominent front double garages within both this road and this estate in general.
- The existing rear conservatory is 2.9m in depth and the proposed Orangery is 3.6m in depth. Given that the side flank of the neighbour no.48 is rear of no.47, the proposed Orangery is set alongside this, and the extra increase in depth will have no impact on this neighbour. There will also be no adverse impact on the other neighbour, 7 Lapwing Dell, as there is a mature belt of trees between these two houses and a good distance separating these two side flanks.
- Regarding the first floor front extension above the existing porch and garage, there are many other first floor extensions both within Farthing Drive and on other similar houses of this design in other parts of this estate. I therefore raise no objection to the principle of this form of extension.
- Regarding the impact of it in the street scene, no.47 is set into the rear corner of the cul-de-sac with a mature trees to the rear of this. Given that the property benefits from this 'set back' position, I do not consider that the works will result in a visually over bearing and over dominating extension in the street scene.
- With regards to impact on the neighbour, no.46, the front bedroom window of the new bedroom will outlook towards the street scene. The room will be set rear of no.46 with the new front window set 4.5m in off the side / joint boundary with no.46. The existing garage at no.47 is only 7m rear of the rear wall of no.46. Given this relationship, whilst there will be some outlooking of the rear of no.46 from the new room, there will only be a limited view of the rear and rear garden area of no.46 and given that occupiers will not stand for long periods of time at this window (given the size and facilities of the rest of the house and garden area) I do not conclude that the impact from the overlooking of the rear of no.46 from the new room would be so significant to justify the refusal of the application for this reason.
- At the rear, a high level bedroom window and obscure glazed en-suite window are to be on the rear elevation, and a new window for the bathroom window is to be put into the side flank wall. The plans state that the bathroom and en-suite windows are to be obscure glazed. Given that there is a footpath link with trees along it rear of this house and that the neighbour to the rear has its side flank to no.47 with a wide gap between the two side flanks, I do not consider that these windows on this rear / side flank elevation pose any harm to this neighbour to the rear.
- The double garage and double parking area for the house is to be retained, and this exceeds the Council's car parking standards. Therefore, even though the number of bedrooms is being increased by one, there is no objection with regards to parking.
- The notes on the plan indicate that the external materials are to match the existing house. This is considered to be acceptable and a materials condition is not considered to be necessary in this instance.
- I note the concern raised by the neighbours that the driveway up to the house is narrow. However, this is the existing situation on site and is no reason to withhold planning permission due to a concern that parking may spill over / out on to the street during construction. This will be down to the applicant to manage.

4.4 **Conclusion**

4.4.1 No objection. The application is considered to comply with the necessary criteria of the existing and emerging local plan policies and is 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.

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: 17 July 2018	