DELEGATED FILE NOTE

CASE OFFICER: ...Tom Donovan.....

APPLICATION REFERENCE	BRIEF DESCRIPTION OF DEVELOPMENT	APPLICATION SITE
18/00075/FPH	Single storey rear extension and insertion of rear dormer window to facilitate loft conversion.	62 Lancaster Road Hitchin Hertfordshire SG5 1PE

Submitted Plan Nos

Loc plan SAU/17/01 SAU/17/02

1.0 Policies

1.1 **North Hertfordshire District Local Plan No.2 with Alterations**

Policy 28 - House Extensions
Policy 55 - Car Parking Standards

1.2 **National Planning Policy Framework.**

Section 7 - Requiring good design

1.3 **Emerging Local Plan 2011-2031 (Approved by Full Council 11th April 2017).**

D1 - Sustainable Design;
D2 – House extensions and replacement dwellings;
D3 – Protecting living conditions;
T2 - Parking

1.4 **Supplementary Planning Document**

Vehicle Parking at New Development September 2011

2.0 **Site History**

2.1 None relevant.

3.0 **Representations**

3.1 **Local residents**
Mr Vincent , 63 Lancaster Road

"At the time of writing, a copy of drawings has been provided. Notice has been served from the NHDC on The proposer has failed or refused to give the requisite notice in accordance with part 12 of his application. The site Public Notice under article 15, dated 15 February, is not on site or near the applicable property.
The proposed plan is comprised between mid-terraced properties from 61-68 incorporating identical building specifications. Access to the rear of these properties are by way of 3 alleyways(modest proportions). Rear single-storey extensions were given approval to identical properties, 61 and 65. These properties have been extended to their relevant boundaries. Number 61 appears to be detached from number 60 by an alleyway whilst number 65 is detached from no 64 by an alleyway at ground level only.

This position indicates neighbours sharing alleyways with developments, can retain the privilege of enjoying the level of natural light to the rear of their properties with the advantage of a separation by alleyways, a modest proportion.
The approved extensions of 61 and 65 appear to comply with Policy 28 in regards to windows within the flank wall however the proposed does not.
Compared with existing developments in the vicinity, the rear extension is out of character.

As there is no alleyway between parties, the proposed plan will cause the loss of uninterrupted use of light enjoyed for over forty years.
Due to its closeness to windows of habitable rooms and yard area, the proposed plan will be detrimental to the living conditions of the adjoining property.

The development would cut out much daylight which would be prejudicial to the finances, health and wellbeing of the neighbour in the adjoining property.
It is feared the mass, bulk and close proximity of the proposed rear elevation would also present an overbearing and intrusive element to the neighbour.
To determine any adverse effect on the visual amenity of the area. Parties should consider the acquisition of a visual impact assessment of the proposed development.

It is suggested that no other property in the surroundings or wider area has the same adverse effect imposed upon them, proposed or otherwise.
In accordance with policy 28, the proposed design and appearance of the extension is not sympathetic to the existing form, proportion or indeed windows."

4.0 **Planning Considerations**

4.1 **Site and Surroundings**

4.1.1 62 Lancaster Road is a mid-terrace residential property.

4.2 **Proposal**

4.2.1 This development proposal is comprised of the following elements:

--Single storey rear extension which is proposed to have a hipped roof and extend to a depth of 5.9m beyond the rear wall of the main two storey part of the house and which would incorporate the existing lean-to single storey element.

--Insertion of flat roof dormer window to rear roof-slope and one velux window to front roof-slope. A parapet wall is proposed to be positioned on the boundary between the no.62 & no.63.

Facing materials are proposed to match those used in the construction of the host dwelling.

4.3 **Key Issues**

4.3.1 The key issues for consideration are as follows:
--The acceptability of the design of the proposed extension and its resultant impact on the character and appearance of the area.
--The impact the proposed development would have on the living conditions of neighbouring properties.
--The impact that the proposed development would have on car parking in the area.

4.3.2 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 single storey rear extension would have an acceptable relationship with the host dwelling in terms of its size and design. Being situated at the rear of the property it would have a limited visual impact.

The works to facilitate the conversion of the loft include the erection of a flat roof dormer window and a single rooflight to the front roof-slope. Flat roof dormer

windows are not particularly attractive and, from a pure design perspective, .I would normally object. However, in this case, mitigating factors in favour of the dormer are as follows: 1) Class B of the GPDO offers a fall-back position in that a dormer of the size proposed could be constructed without a specific planning permission, and 2) other properties in the vicinity of the site, including no.61, have already constructed similar proposals. The rooflight is unobjectionable.

4.3.3 Impact on the living conditions of neighbouring properties

The key issue for consideration is the impact that the proposed development would have on the living conditions of the adjoining and adjacent properties.

The proposed single storey extension would be erected closely adjacent to the boundary line with no.63. However, the extension would be fairly modest in height and I do not consider that it would have a significant impact on light to the adjacent window on the rear of no.63. This is borne out by undertaking the basic 45 degree test advocated by the BRE by which 45 degree lines are applied on plan and elevation from the centre of the window in question. If the lines pass the wall/roof of the extension unobstructed on one or both plan and elevation, a significant loss of light is unlikely to occur. In this particular case the 45 degree line would pass unobstructed on elevation and as such detailed sunlight/daylight testing is not required. As such, I do not consider that the living conditions of no.63 would be significantly affected by the proposal.

The proposed rear extension would not extend beyond the rear wall of the extension at no.61 and therefore this property would not be affected.

The proposed dormer window and front rooflight would not have a significant impact on the living conditions of any of the neighbouring properties.

4.3.4 Car parking

The proposed development would not trigger the requirement for additional car parking to be provided within the application site.

4.4 **Conclusion**

4.4.1 In the absence of material planning reasons to the contrary it is my view that planning permission should be **GRANTED.**

5.0 **Recommendation**

5.1 That planning permission is **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  Tom Rea Determining Officer	Development Management North Hertfordshire District Council Council Offices Gernon Road Letchworth Herts SG6 3JF
Date: 12 April 2018	