DELEGATED FILE NOTE

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

APPLICATION REFERENCE	BRIEF DESCRIPTION OF DEVELOPMENT	APPLICATION SITE
18/01356/FPH	Raising of roof height to facilitate additional accommodation at first floor level. Single storey front extension.	9 Brownfield Way Blackmore End St Albans Hertfordshire AL4 8LL

Submitted Plan Nos

Location plan Block plan Existing elevations Existing elevations Existing floor plans Existing floor plans SBW/2018/01B SBW/2018/02B

1.0 Policies

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

Policy 2 – Green Belt
Policy 3 – Settlements in the Green Belt
Policy 28 - House Extensions
Policy 30 – Extension or replacement of dwellings in the countryside
Policy 55 - Car Parking Standards

1.2 **National Planning Policy Framework.**

Section 7 - Requiring good design
Section 9 – Protecting Green Belt land

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

Strategic Policies
SP1: Sustainable development in North Hertfordshire
SP2: Settlement hierarchy

Development Management Policies
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 Permission was granted for a single storey front extension in 1994.

3.0 **Representations**

3.1 **Public Notice/ local residents**
Mr Turner, 5 The Paddocks
No objection.

3.2 **Kimpton Parish Council**
No response received.

4.0 **Planning Considerations**

4.1 **Site and Surroundings**

4.1.1 9 Brownfield Way is a detached dwelling.

4.2 **Proposal**

4.2.1 Raising of ridge height to main house, dormer extensions to rear and front elevations and single storey front extension. The proposal would essentially involve removing the roof of the existing property, adding a small single storey front extension and putting back the roof at an increased height and with a slightly different form. The new roof would essentially be a crown roof with hips surrounding a large flat roof section in the centre. The single storey front extension would visually be split into two with a mono-pitch section of roof and a taller hipped projection. A pitched roof dormer window is proposed for the front roofslope of the main house and a flat roof dormer is proposed for the rear.

The property would be finished with slate roof tiles and brickwork to match the existing. Fenestration to be mid-grey aluminium.

4.3 **Key Issues**

4.3.1 The key issues for consideration are as follows:
--Whether the proposal would be inappropriate development in the Green Belt and, if found to be so, the impact on the openness and purposes of the Green Belt and whether there are very special circumstances which outweigh any identified harm.
--The acceptability of the design of the proposed extension and its resultant impact on the character and appearance of the area.
--The effect on the living conditions of neighbouring properties.
--The effect on car parking in the area and highway safety.

4.3.2 Green Belt
The National Planning Policy Framework (the Framework) advises that extensions to existing buildings in the Green Belt are not inappropriate as long as they are not disproportionate additions above and beyond the original building. Saved Policy 2 does not prescribe in such detail but is supportive of proposals which are appropriate and which do not result in significant visual impact.

4.3.3 In my view the proposed extensions would not be disproportionate and therefore it is my view that the proposal would not be inappropriate development in line with para.89 of the Framework. Accordingly I consider that the proposal is compliant with Saved Policy 2.

4.3.4 Emerging Plan
It is worth noting briefly that the Emerging Local Plan 2011-2031 proposes to remove Blackmore End from the Green Belt upon adoption. However, the site remains in the Green Belt for now and Green Belt policy should be applied accordingly.

4.3.5 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..."*

Policy 30 has different wording to Policy 28 but its intentions are largely the same.

4.3.6 I raise no objection to the design and consider that the proposals are sympathetic. Brownfield Way features a mix of styles although primarily the properties have hipped roofs. The proposal would retain a hipped roof, albeit slightly taller than existing whilst some other pitched roof elements are proposed which relate to the form of the main property. In my view the proposal is compliant with Saved Policy

28 and would accord with the relevant emerging policies.

4.3.7 Impact on neighbouring properties
The key issues for consideration are the impact that the proposed development would have on the living conditions of properties that adjoin and are adjacent to the application site.

4.3.8 The increase in height would not be particularly significant and as such I do not consider that it would cause any material harm to the living conditions of either of the adjacent properties. Some rooflights and other window openings are proposed for flank and rear elevations but I do not consider that any of these would cause any material harm to the living conditions of neighbouring properties. The two new dormers would be front and rear facing and as such would offer views into the application site and would therefore not cause a loss of privacy.

4.3.9 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  Simon Ellis Determining Officer	Development Management North Hertfordshire District Council Council Offices Gernon Road Letchworth Herts SG6 3JF
Date: 9 July 2018	