DELEGATED FILE NOTE

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

APPLICATION REFERENCE	BRIEF DESCRIPTION OF DEVELOPMENT	APPLICATION SITE
18/00950/FPH	Part two storey, part single storey front extension. Single storey rear extension following demolition of existing conservatory. Roof pitch increased, rear dormer window and front roof light windows to facilitate conversion of loft into habitable space. Pitched roof with roof light windows to existing side extension. (as amended by drawings HM/17478/03B and 04B received 18/05/2018).	25 Royal Oak Lane Pirton Hitchin Hertfordshire SG5 3QT

Submitted Plan Nos

17478 01; 17478 02; 17478 03B; 17478 04B

1.0 Policies

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

Policy 5 – Selected Villages
Policy 28 - House Extensions
Policy 55 - Car Parking Standards

1.2 **National Planning Policy Framework.**

Section 7 - Requiring good design
Section 12 – Conserving and enhancing the historic environment

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
HE1 – Designated heritage assets

1.4 **Pirton Neighbourhood Plan**

PNP2 – Design and Character
PNP3 – Residential Extensions
PNP8 – Heritage Assets and Archaeological Heritage
PNP11 – Safety of Pedestrians, Cyclists, Equestrians and Motorists
PNP13 – Car Parking

1.5 **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 Holiday, 27 Royal Oak Lane
Concerns relating to the following:
--Height of increased property and impact on sunlight/daylight;
--Loss of privacy due to windows on flank elevation;
--Drainage/maintenance concerns

Mrs Smart, 24 Royal Oak Lane
Concerns relating to the following:
--Proposed height would be too tall and out-of-keeping;

--Large number of windows;
--Extension would be inappropriate and unattractive;
--House clearly visible from front of property (no.24).

3.2 **Pirton Parish Council**
No objection subject to the reduction of the proposed ridge height.

4.0 **Planning Considerations**

4.1 **Site and Surroundings**

4.1.1 25 Royal Oak Lane is a modern detached residential dwelling. It fronts onto, but is not inside, the Pirton Conservation Area.

4.2 **Proposal**

4.2.1 This development proposal comprises the following:

--Increase in main roof height, insertion of rear dormer window and rooflights to front roof-slope to facilitate the conversion of the loft to ancillary habitable accommodation. Associated with the above is the proposed insertion of two first floor and one second floor windows to the north-east facing elevation.

--Part two, part single storey front extension. The two storey element would have a gable projection whilst the single storey element would have a mono-pitch roof that abuts the front wall of the house.

--Single storey rear extension. The extension would have a flat roof contained within a parapet. A glazed lantern is proposed for the roof.

--Mono-pitched roof to existing single storey side extension. A number or rooflights are proposed for the roof and a small high-level window for the flank wall.

--Changes to external materials to reflect those proposed for the extension. See below.

Materials as follow:
--Light-grey, Timber-effect boarding with white render below;
--Natural Slate roof;
--White-painted timber windows and doors.

4.3 **Key Issues**

4.3.1 The key issues for consideration are as follows:
--The effect on the character and appearance of the area.
--The effect on the living conditions of neighbouring properties.
--The effect on highway safety and car parking in the area.
--The effect on the historic environment.

4.3.2 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 proposal would represent a fairly comprehensive over-haul to the design and

external appearance of the property. I raise no objection to the various extensions and enlargements and consider that they are all sympathetic. The ridge height of the main roof is proposed to be increased but this has been reduced by approximately 500mm during the application process in line with comments from the Parish Council. In terms of its overall bulk and form I do not consider that the property would appear out-of-keeping with either of the adjacent properties. Various improvements are proposed as part of the scheme and ultimately I think the resulting property would actually be an improvement.

The proposal would be compliant with the relevant planning policy regarding design and would have an acceptable impact on the character and appearance of the area.

4.3.3 Impact on neighbouring properties

27 Royal Oak Lane

No.27 is set a number of metres away from the boundary between the two properties. As such I am not concerned regarding the impact of the bulk or form of the extension on this property. A number of windows are proposed for the north-facing flank elevation and these would be of some concern were it not for the fact that these are proposed to be obscure-glazed and non-opening. I do not therefore consider that this property would suffer a loss of privacy as a result of the proposal.

4.3.4 *23 Royal Oak Lane*

Given the distance between the flank wall of the application property and no.23 I do not consider that the bulk or form of the proposed dwelling would cause any material harm to the living conditions of this property. There would be no windows that would cause a loss of privacy to this property.

4.3.5 *Others*

Other neighbouring properties would not be significantly affected by the proposed development.

4.3.5 Car parking

The proposed development would not trigger the requirement for additional car parking to be provided within the application site. An acceptable amount of car parking would be maintained.

4.3.6 Historic environment: Conservation Area

The site is outside of, but faces onto the Pirton Conservation Area. However, in my view the proposed development would preserve the character and appearance of the Pirton Conservation Area.

4.3.7 Other matters

The neighbour has brought to my attention concerns about drainage and maintenance relating to the new roof for the side extension. However, this is not a matter that is material to planning but would rather be a civil matter which would need to be discussed/ agreed between the relevant parties.

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.**

4.5 **Alternative options**

4.5.1 None applicable.

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.

3. The windows at ground and first floor level on the north-facing flank elevation of the development hereby permitted shall be permanently glazed with obscure glass and will be non-opening unless the part of the window that can be opened is 1.7m above the floor level of the room within which each window is installed.

   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: 21 May 2018	