DELEGATED FILE NOTE

CASE OFFICER: ...Sam Dicocco.....

APPLICATION REFERENCE	BRIEF DESCRIPTION OF DEVELOPMENT	APPLICATION SITE
18/00148/FPH	Single storey front and rear extensions.	57 Station Road Ashwell Baldock Hertfordshire SG7 5LR

Submitted Plan Nos

JPT/HOS/0118/001 Rev A

1.0 Policies

LP7	Selected Villages Beyond the Green Belt

LP28	House Extensions
LP57	Residential Guidelines and Standards
SECT7	Requiring Good Design
SECT12	Conserving and enhancing historic enviro
XD2	Hse Extns,Replacement Dwells,Outbuilding
XD3	Protecting Living Conditions
XHE1	Designated Heritage Assets

2.0 **Site History**

2.1 02/00152/1HH - Two storey side and rear extension and new access – Conditional Permission 04/04/2002

3.0 **Representations**

3.1 Ashwell Parish Council – No objection

4.0 **Planning Considerations**

4.1 **Site and Surroundings**

4.1.1 The site contains a two storey dwelling hosting a pitched hipped roof, alongside a more recent two storey addition hosting a hipped pitched roof to the side and rear of the original building. The later two storey addition is staggered to the original building, set back from the front of the original building, and set in from the flank boundary with the paired semi-detached dwelling to the north.

4.1.2 The site lies within a Conservation Area, and falls within the boundary of the selected village of Ashwell.

4.2 **Proposal**

4.2.1 The proposed development would see the erection of a single storey front and side addition filling the gap left by the set back of the previous two storey addition from the front of the original dwelling. The addition would host a hipped pitched roof with a crown flat roof.

4.2.2 The application also seeks permission for the erection of a single storey rear extension filling the gap left between the boundary shared with the paired semi-detached dwelling and the previous two storey addition to the host dwelling. The addition would host a lean-to roof.

4.3 **Key Issues**

4.3.1 The extensions would be subservient to the existing dwelling in regards to their size, scale and proportions. The front addition would be sympathetic to the existing dwelling in regards to its form, replicating the dominance of pitched, hipped roofs, albeit with a flat crown by reason of its depth and width. The external materials to be used in the construction of the additions would match those used in the existing building. The proposed window detailing, where apparent within the street scene, would be broadly reflective of the existing building.

4.3.2 The significance of the building in relation to its contribution to the conservation area lies within the original building footprint, and the reflective nature of the original two storey semi-detached paired dwellings. The window detailing within the dwellings has changed over time, however, the openings have remained the same in terms of number and positioning within the original front elevations.

4.3.3 it is not considered that the proposed additions would cause harm to the contribution of the premise to the significance of the conservation area. The rear addition would be indiscernible from public vantage points. The ground floor front addition would be set back from the front wall, thereby retaining discernibility of the original building and later additions. Finally, the buildings positioning at the end of the group of semi-detached dwellings limits the harm of encroachment towards the original front elevation by reason of limited views and newer buildings to the south east. Accordingly, no harm would result from the proposed development to the contribution made by the site to the significance of the heritage asset.

4.3.4 The front addition, by reason of its size and location, would not harm the living conditions of the occupiers of adjoining premises. The ground floor rear addition would be limited in its height and depth, being under 2m in depth, and rising from an eaves height of 2.4m to a height of 3.45m where the lean-to roof meets the rear wall of the building. Accordingly, the addition would not result in any identifiable change in levels of light to the adjoining semi-detached dwelling or appear unduly dominant. No loss of privacy is expected to result from the proposed additions.

4.4 **Conclusion**

4.4.1 The proposed developments would be of good quality design which remains subservient to the existing dwelling, respects the living conditions of the occupiers of adjoining premises and preserves the character of the area and the contribution of the site to the significance of the conservation area. Accordingly, the proposal accords with the policy provisions of the development plan.

5.0 **Recommendation**

5.1 That planning permission be **GRANTED** subject to the following conditions:

1. The development hereby permitted shall be completed before the expiration of 3 years from the date of this decision notice.

   Reason: As required by the Town and Country Planning Act 1990, Section 91, (1), (a).

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 materials to be used on all external elevations and the roof of the development hereby permitted shall match those used in the external elevations of the existing building.

   Reason:To ensure that the development will have an acceptable appearance which does not detract from the appearance and character of the surrounding area.

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: 21 March 2018	