DELEGATED FILE NOTE

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

APPLICATION REFERENCE	BRIEF DESCRIPTION OF DEVELOPMENT	APPLICATION SITE
18/00224/FPH	Two storey side/rear extension, single storey rear extension and front entrance porch (as amended by drawings received 03 April 2018)	16 St Marys Way Baldock Hertfordshire SG7 6JF

Submitted Plan Nos

16MY-100-P1-200 16MY-100-P1-200 16MY-100-P1-100 16MY-200-P1-100 Rev B 16MY-200-P1-200 Rev B 16MY-200-P1-300 Rev B

1.0 Policies

LP28 House Extensions

LP55	Car Parking Standards
LP57	Residential Guidelines and Standards
SECT7	Requiring Good Design
XD2	Hse Extns,Replacement Dwells,Outbuilding
XD3	Protecting Living Conditions
XT2	Parking

2.0 **Site History**

2.1 None

3.0 **Representations**

3.1 14 St Marys Way – Concerns regarding the shared access path; asbestos in outbuilding and structural integrity of joined outbuilding; sewage/drainage capacity; bin storage to front of property; location of boiler outlet; oppressive appearance and loss of light.

4.0 **Planning Considerations**

4.1 **Site and Surroundings**

4.1.1 The site lies within the settlement of Baldock. The plot is rectangular in its form. The site contains a two storey semi-detached dwelling hosting a pitched hipped roof. The dwelling benefits from a small outbuilding which adjoins an equal outbuilding at No.14 St Marys Way.

4.1.2 The sites immediate surroundings are consistent in character, with residential semi-detached dwellings hosting pitched hipped roofs. Whilst the form, proportions and spacing of dwellings is consistent, there is some variation in external, facing materials on the dwellings in the sites surroundings.

4.2 **Proposal**

4.2.1 The application seeks planning permission for the erection of a part single storey, part two storey side and rear extension; a front porch; and a detached bin store to the front of the property.

4.2.2 The front porch would host a lean-to roof. The bin store would be located close to the side boundary of the plot to the front, in close proximity to the front elevation of the side extension proposed.

4.2.3 The extension along the side wall of the existing building would be single storey in nature, with a hipped, pitched roof leading to a crown flat roof hosting a single roof light. The side extension would extend to within a small distance of the boundary of the plot to the north.

4.2.4 To the rear, a flat roofed single storey addition would extend along the boundary to the south. The flat roofed addition would be approximately 3m in depth. The two storey rear addition would start approximately 2m in from the boundary to the south, spread across the width of the plot to within approximately 1m of the boundary of the site to the north and reach approximately 3.5m in depth. The two storey addition would continue the hipped-pitched roof of the existing dwelling, with a small crown of flat roof to the rear.

4.3 **Key Issues**

4.3.1 Considering the majority of the bulk of the addition is to the rear of the existing dwelling, it is felt that the extension would remain sympathetic to the existing building in regards to its proportions. The proposed design carefully considered the host dwelling and sites surroundings in relation to window detailing, form and materials. The two storey additions would remain subservient to the existing dwelling in terms of height. Following negotiations, the first floor additions have been stepped in 1m from the flank boundary of the site. Furthermore, where the two storey addition does come within 1m of the flank boundary to the north, the extension is set back some distance from the front building line of the street.

4.3.2 Given the above discussion on the respectful and considered design of the additions, it is not considered that the proposal would impinge upon the character of the surrounding area. Whilst the first floor addition would fill some spacing between dwellings, the 1m remaining spacing and set back from the building line would mitigate the impact on the sites surroundings to an acceptable level. The spacing between dwellings at ground floor level, whilst appreciable in the street scene, is unprotected, and could be filled under permitted development rights applicable to the dwellings.

4.3.3 Taking full account of the siting of No.18 St Marys Way to the south of the extensions, the depth of the existing addition at No.18, as well as the spacing of the first floor addition from the shared boundary of the two dwellings, it is not considered that the proposal would impinge upon light or appear unduly dominant to the occupiers of the adjoining dwelling. Furthermore, the additions would not alter the relationship between dwelling in regards to privacy.

4.3.4 No.14 St Marys Lane is sited to the north of the proposed extensions. Notwithstanding this, the distance of the two storey addition to the immediate amenity space and living space windows of No.14 is such that the extension would not cause harm in terms of loss of light or undue dominance to the extent to warrant a refusal on this basis. The hipped design of the extension also assists in minimising bulk and thereby loss of light. No additional side facing windows are proposed, and as such, the proposal would not alter the relationship between dwelling in regards to privacy.

4.3.5 Turning to the objection received from No.14 St Marys Way, extensions of dwellings are not considered a risk to drainage. Loss of light and imposing form of the additions has been considered above. An informative can be included on any potential approval in relation to safe disposal of asbestos. The removal of half of the joined outbuilding and structural integrity of the remaining half is a private matter between owners, and thereby not a material planning consideration. There is no policy control over the positioning of flue pipes. Finally, whilst again, a private matter between land owners, an informative could be imposed on any potential approval in relation to shared access paths.

4.3.6 The proposal would increase the number of bedrooms within the dwelling from three to four. The existing dwelling hosts no on-site parking, and no increase in on-site parking is proposed. Notwithstanding the existing and proposed deficit in on-site parking, it is not considered that harm would result from the proposed additional bedroom on the safe use of the highway or the character of the sites surroundings.

4.4 **Conclusion**

4.4.1 The proposed development is of good quality design which would remain sympathetic to the existing house, maintain the character of the sites surroundings and not unduly harm the living conditions of the occupiers of adjoining premises. Accordingly, the proposal complies with the policy provisions of the local development plan.

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. 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.

Informative/s:

During the course of this application, it has been brought to the attention of the Local Planning Authority that the outbuilding to be demolished may host asbestos. As such, the applicant is hereby advised to seek the employ of properly licensed desposal company if the outbuilding is found to consist in any part of asbestos.

The applicant is hereby advised to seek authorisation from any relevant party if any part of the development hereby approved would impinge upon any shared access or private legal rights.

Signed  Simon Ellis Determining Officer	Development Management North Hertfordshire District Council Council Offices Gernon Road Letchworth Herts SG6 3JF
Date: 30 April 2018	