

**ITEM NO:**     Location:            **22 Broadmead, Hitchin, SG4 9LU**

**14**

Applicant:            **Mrs Cleland**

Proposal:            **Raising of roof to provide first floor and to facilitate conversion of single storey bungalow into a chalet bungalow with additional single storey side and rear side extension, following demolition of existing rear conservatory. (as amended by plan nos. 01SC and 01SP A received on 9/11/17)**

Ref. No:               **17/02008/ 1HH**

Officer:               **Tom Rea**

**Date of expiry of statutory period:** 18 October 2017

**Reason for Delay**

N/A

**Reason for Referral to Committee**

This application has been called in to Committee by Councillor Clark in the wider public interest.

**1.0 Relevant History**

1.1 Single storey side and rear extensions, granted 6/12/76

**2.0 Policies**

2.1 House Extensions  
**North Hertfordshire District Local Plan No.2 with Alterations**  
Policy 28 - House Extensions  
Policy 57 - Residential Guidelines and Standards

2.2 **National Planning Policy Framework.**

Section 7 - Requiring good design.

2.3 **Submission Local Plan Local Plan 2011-2031**  
Policy D2 - House Extensions, replacement dwellings and outbuildings.  
Policy D3 'Protecting Living Conditions'

**3.0 Representations**

3.1 **Site Notice / Adjoining residents:**

Letter received from the occupier of No. 24 Broad Mead raising the following concerns:

- description as a chalet bungalow not correct
- overdevelopment from a small 3 bedroom bungalow
- other conversions have not raised the roof but kept within the loft space with dormer windows

- as noted from the street scene it will dominate the properties on either side
- roof raised by 4 metres above No. 22
- loss of light to living room
- loss of privacy to back garden

The occupiers of No. 22 advise that they are not against any extension proposals and would ask that more negotiation takes place to consider using the existing loft space for the additional accommodation.

## **4.0 Planning Considerations**

### **4.1 Site & Surroundings**

- 4.1.1 The application site is located on the southern side of Broadmead with the dwelling being a hipped roof bungalow built of yellow brick with a brown tiled roof. A 2.2 metre depth conservatory has been erected to the rear elevation of the dwelling, as indicated on the existing floor plan and elevation plans. No 20 to the west of the application dwelling is a hipped roof bungalow with flat roof dormers to the rear and side roof slopes (which at the point of the proposed single storey side extension is built on land approximately 0.85 metres higher than the application site), whereas No 24 is a gable end roof bungalow with a flat roof dormer window to the rear roofslope. There are two high level obscure glass windows in the side elevation of No 24 Broadmead, which serve to provide light to the lounge of this property. The one to the front is smaller and has a window pane depth of 0.15 metres, whilst the one to the rear of the lounge has a pane depth of 0.56 metres. There is a 1.9 metre high close boarded fence to the boundary with No 24 Broadmead. The road is characterised by bungalows with different styles and sizes of dormer windows.

Although the vast majority of properties in Broadmead are bungalows there are four two storey properties located at the junction with Whitehorse Lane.

### **4.2 Proposal**

- 4.2.1 This application, as amended, seeks permission to raise the roof of the existing bungalow to create a one and half storey dwelling with the provision of first floor accommodation comprising three bedrooms and a bathroom. In addition a flat roofed single storey rear and side extension is also proposed.

As a result of the works the eaves height of the dwelling would be raised from 2.4m to 4.0 metres and the ridge height from 5.6m to 7.3m.

Two dormer windows would be set within the eaves at the front and rear elevations together with two side elevation rooflights. The external materials would comprise of matching brickwork and roof tiles with existing tiles re-used where possible.

The proposed single storey side would extend back from the existing garage for a depth of 7.5 metres, whilst the rear extension would extend back 3.3 metres from the original rear wall of the dwelling.

### **4.3 Key Issues**

- 4.3.1 The key issues to the determination of this application relate to the visual impact that would result from the change from a bungalow to a one and half storey dwellinghouse to the character and appearance of the locality, the impact of the development upon the residential amenity of the neighbouring dwellings and parking provision.

#### 4.3.2 **Character and Appearance**

As noted above the majority of houses in Broadmead are bungalows, many with roof accommodation with dormer windows. There are detached and semi-detached bungalows and there is some variety of loft window design. In raising the eaves height by 1.6 metres the proposed development would introduce a form of development that would, in this particular part of the road, be at odds with the prevailing form of development that is dwellings with single storey eaves height. That said, I consider that there are factors that would mitigate the impact of this development and these are as follows:

- 1) There is a significant fall in levels from the carriageway down to No. 22 (by 1.8 metres) so that the additional height of the dwelling would not have a dominating impact in the street scene
- 2) No. 22 is set back 10 metres from the front boundary with the pavement and 19 metres from the carriageway (on account of the very wide verge) and therefore the extended property would not be dominant or obtrusive
- 3) There are mature trees growing within the grassed verge which reduce views of the dwelling.
- 4) The hipped roof form of the existing dwelling is repeated with the replacement roof

I consider that as a consequence of these factors the additional harm to the visual amenities of the locality through the additional height and massing of the dwelling is minimised to the extent that I consider on balance that the development would not be demonstrably harmful to the character and appearance of the area.

#### 4.3.3 **Impact on residential amenity of adjacent occupiers**

There is a significant fall in levels from west to east so that No. 20 Broadmead is located on higher ground than No. 22 (by approximately 0.5m). No. 20 has also been extended to the side. The proposed single storey side and rear extension although very deep would by reason of the difference in levels and its flat roofed design have little impact on the residential amenity enjoyed by the occupiers of No. 20. Equally, the additional height of No. 22 is set back from the boundary with No. 20 by the width of the side garage and proposed living room/ kitchen and this together with the fall in levels results in a limited impact on No. 20 in my view.

- 4.3.4 No. 24 Broadmead is a detached bungalow with loft rooms set slightly further back from No. 22. The property has a ground floor sitting room which has two side windows facing No. 22 - this room also has a large window facing the road. The occupier of No. 24 is concerned at the loss of light to this room as a result of the raising of the flank wall of No. 22 by 1.6m. I have visited the property and inspected the current light levels inside this room. Light into this room is already restricted as a result of the rear extension constructed at the property in 2002. The occupier is concerned at the loss of light to the side windows however the room does have an alternative light source from the main front window and therefore while there may be some loss of light I do not consider that it would be so significant so as to adversely affect the living conditions of the occupiers of No. 24 to an unacceptable degree.

4.3.5 The occupier of No. 24 is also concerned at loss of privacy arising from the proposed rear dormer and views into the rear garden of No. 24. Rear dormer windows are not uncommon in the rear elevations of properties in this part of Broadmead. In this case the dormer window nearest to No. 24 is to a bathroom and I have recommended a condition that this window be obscure glazed should permission be granted. The second rear dormer window is to a bedroom however views from this window would be over the more distant parts of the back gardens of adjoining properties including No. 24's garden and would not overlook into the more private rear garden areas immediately behind the adjoining dwellings. In my opinion there would be no material loss of privacy arising from the insertion of rear dormers into the proposed new roof to No. 22.

#### 4.3.6 **Parking**

No. 22 has a drive and front garden that could accommodate two cars off street and therefore the parking provision has potential to meet current standards as set out in the Council's Supplementary Planning Document on parking. The existing garage is to be reduced in size and could not accommodate a vehicle. The submitted drawings do not show sufficient detail regarding parking therefore I would recommend a condition requiring a parking layout to be submitted and agreed by the local planning authority prior to the completion of the development.

#### 4.4 **Conclusion**

4.4.1 Taking into account the above analysis of this application I consider that on balance there would be no significant and demonstrable harm arising from this development proposal and therefore I recommend approval subject to conditions.

### **5.0 Legal Implications**

5.1 In making decisions on applications submitted under the Town and Country Planning legislation, the Council is required to have regard to the provisions of the development plan and to any other material considerations. The decision must be in accordance with the plan unless the material considerations indicate otherwise. Where the decision is to refuse or restrictive conditions are attached, the applicant has a right of appeal against the decision.

### **6.0 Recommendation**

6.1 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.

3. The proposed dormer window on the rear elevation of the proposed development nearest to No. 24 Broadmead (i.e. the proposed en-suite) shall be permanently glazed with obscure glass.

Reason: To safeguard the privacy of the occupiers of the adjacent dwelling.

4. **Prior to the completion of the development hereby permitted full details of the car parking layout for the proposed extended dwelling shall be submitted to and approved in writing by the Local Planning Authority. The development shall be carried out in accordance with the approved details.**

**Reason: To ensure that sufficient parking provision is made available within the curtilage of the property to meet the parking requirements of occupiers of the extended 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.