

<u>Location:</u>	5 High Street Pirton Hertfordshire SG5 3PS
<u>Applicant:</u>	Sexton
<u>Proposal:</u>	Single storey rear extension following demolition of existing outbuilding, insertion of windows to the principal and rear roof slopes of dwelling (as amended by plans received 16 March 2023 and as detailed by plans received 25 May 2023).
<u>Ref. No:</u>	22/03245/FPH
<u>Officer:</u>	Thomas Howe

Date of expiry of statutory period:

10 February 2023.

Extension of time:

19 June 2023 – required due to referral to committee.

Submitted Plan Nos:

HIGH05-10-024 REV 1 Proposed ground floor plan
HIGH05-10-013 REV 1 Proposed first floor plan
HIGH05-10-025 REV 1 Proposed South elevation
HIGH05-10-024 Proposed North elevation
HIGH05-10-023 Proposed East and West elevations
HIGH05-10-022 Existing South elevation
HIGH05-10-021 Existing North elevation
HIGH05-10-020 Existing East and West elevations
HIGH05-10-011 Existing first floor plan
HIGH05-10-010 Existing ground floor plan
HIGH05-10-002 site plan
HIGH05-10-001 Location plan

Reason for referral to Committee:

This application is to be determined by Planning Control Committee by reason of the receipt of a valid written opinion of Pirton Parish Council contrary to the recommendation of the Development and Conservation Manager which has been supported by Ward Member Councillor Claire Strong. Details of the objection from Pirton Parish Council are included in paragraph 3.3 of this committee report.

1.0 **Site History**

1.1 23/00467/TCA - T1 Hawthorn, T2 Laurel - Fell. T3 Laurel - Reduce by 1m. – No Objection.

2.0 **Policies**

2.1 **National Planning Policy Framework**

Chapter 12 – Achieving well-designed places

2.2 **North Hertfordshire Local Plan 2011-2031 adopted 8 November 2022**

SP9 – Design and sustainability

SP13 – Historic Environment

D1 – Sustainable Design

D2 – House extensions, replacement dwellings and outbuildings

D3 – Protecting Living Conditions

HE1 – Designated Heritage Assets

T2 – Parking

2.3 **Supplementary Planning Document**

Vehicle Parking at New Development SPD (2011)

2.4 **Neighbourhood Plan (Pirton):**

Policy PNP 2 - Design and Character

Policy PNP3 - Residential Extensions (Excluding Those Covered by 'Permitted' Development)

Policy PNP 8 - Heritage Assets and Archaeological Heritage

3.0 **Representations**

3.1 **Site Notice:**

Start Date: 27/02/2023 Expiry Date: 22/03/2023

3.2 **Neighbouring Properties:**

3.2.1 2x Neutral Representations from: No. 7 High Street, Pirton and No. 17 Holdbrook, Hitchin:

- Queries number of rooflights.
- Loss of light due to proximity to side fence.
- Departure from existing building line.
- Potential structural damage to neighbouring garage.
- Lack of access for construction materials and equipment.
- Loss of privacy.
- Disproportionate scale of development.
- Noise disruption from roof material.
- Out of character rooflights to front roof slope.

- Queries primary access point to dwelling.
- Internal use may generate noise and disruption.

3.3 **Pirton Parish Council – Objection:**

- Adverse impacts to neighbour amenity.
- Harm to Conservation Area.
- Detrimental to access and maintenance for No. 7 High Street.
- Light pollution from rooflights.
- Loss of garden space and biodiversity.
- Queries permeability of paving.
- Queries acceptability of works in relation to listed building.
- Access for construction materials and process.

4.0 **Planning Considerations**

4.1 **Site and Surroundings**

- 4.1.1 No. 5 comprises a two-storey end of terrace dwelling house fronting onto High Street in Pirton. The site is within the Pirton Conservation Area and is immediately adjacent to No. 7, a Grade II Listed Building.

4.2 **Proposal**

- 4.2.1 Planning permission is sought for the erection of a single storey rear extension following the demolition of an existing outbuilding and for the insertion of windows to the principal and rear roof slopes of the existing dwelling.

4.3 **Key Issues**

- 4.3.1 The key issues for consideration are as follows:

- The acceptability of the design of the proposed development and its resultant impact on the character and appearance of the area.
- The impact that the proposed development would have on the living conditions of neighbouring properties
- The impact that the proposed development would have on car parking provision in the area.
- The impact that the proposed development would have on the environment.

Design and Appearance and Impact to Conservation Area:

- 4.3.2 The objectives of the NPPF include those seeking to secure high quality design and a good standard of amenity (Chapter 12 – Achieving well-designed places). In this regard, Policies SP9 and D2 of the Local Plan are consistent with the NPPF. The site also lies within Pirton Conservation Area and the proposal falls to be considered against Local Policies SP13 and HE1, which address the historic environment and designated heritage assets.

- 4.3.3 The proposed single-storey rear extension would be obscured from view from the street scene given its position to the rear of the dwelling. It would feature a substantial depth and would replace the existing footprint of the detached outbuilding to the rear. The bulk and footprint of the extension would be acceptable as most of the garden would remain open and the existing outbuilding would be replaced by the extension. The proposed extension would appear subservient to the host dwelling. It is proposed to insert roof lights into the dual-pitched roof to the proposed extension. However, this would not be harmful to the overall appearance of the dwelling. The number of rooflights has been reduced to improve the relationship of the extension with the adjacent listed building. Sympathetic materials of construction and the use of fenestration to the side elevation would be in-keeping with the host dwelling and result in an acceptable form of development. The introduction of front and rear rooflights would alter the character of the dwelling within the Conservation Area. However, given the shallow pitch of the roof and the shallow depth of the rooflights, it is considered that the visibility of the rooflights would not be harmful to the character and appearance of the Conservation Area. Furthermore, the agent has advised of their agreement to introducing conservation style rooflights to mitigate visual impacts that would arise from these windows. A condition is attached requiring that these windows be implemented to the dwelling.
- 4.3.4 The proposed development would comply with Policies D2, SP9 and HE1 of the Local Plan and Policy PNP 2, 3 and 8 of the Pirton Neighbourhood Plan and the core principles set out within the National Planning Policy Framework.

Impact upon the setting of nearby listed buildings:

- 4.3.5 The site is adjacent to No. 7 High Street, which is a Grade II listed building. The Council's Conservation Officer considers that the works would not be objectionable and would not harm the setting of the Listed Building. The immediate setting of the listed building is that of extended terraced cottages with outbuildings. The proposal would not depart from this existing context of the listed building. Therefore, it is considered that the heritage significance of the listed building within its residential context would be unharmed by the proposal, and the proposal would comply with Policies SP13 and HE1 of the Local Plan and Policy PNP 8 of the Pirton Neighbourhood Plan.

Impact on Neighbouring Properties:

- 4.3.6 A core planning principle set out in the NPPF is to always seek to secure a good standard of amenity for all existing and future occupants of land and buildings. This principle is reflected in the provisions of D3 of the Local Plan.
- 4.3.7 No. 3 High Street is attached and to the north of this end of terraced dwelling house and No. 7 High Street is a detached dwelling to the south.
- 4.3.8 The proposed extension would replace the existing outbuilding to the rear and would predominantly extend along the party boundary with No. 7. This neighbouring house has two windows facing the rear garden to No. 5 and the side of the proposed extension. Therefore, some ambient light would be lost to these windows, although this would be limited as they are north facing windows. Given the single storey height of the proposed extension, together with its position to the north of No. 7 High Street, the proposed extension would not have an unacceptable overshadowing effect for this neighbouring

dwelling or overbearing effect upon outlook. No windows are proposed to face No. 7, therefore overlooking would not occur

4.3.9 No. 3 would experience some loss of light, given the orientation. However, when compared to the existing arrangement, the proposed extension would not result in a substantial degree of overshadowing to the extent that the living conditions of occupiers of No. 3 High Street would be significantly harmed, taking account of the presence of the existing outbuilding which would be demolished. The proposed window and door openings to the extension would face towards the rear of the garden and to the side elevation of the existing garage block at No. 3. The side door would face the access gate to this neighbour. However, given that this would not result in a raised position being gained, it is acceptable. The proposed rooflights to the front and rear roof slope of the existing dwelling would not be providing a new platform to look out from the dwelling and would instead provide light to the upstairs bedroom. They would therefore not harm the amenity of neighbouring occupiers.

4.3.10 Given the above, it is considered that the proposed development would result in no unacceptable overbearing impact upon neighbouring occupiers and is therefore compliant with Policy D3 of the local plan and the aims of the National Planning Policy Framework. This complies with Policy PNP 3 of the Pirton Neighbourhood Plan.

Impact on Car Parking:

4.3.11 The dwelling does not benefit from off-street parking. However, this development would not increase the parking requirements for the dwelling as there is no proposed increase in bedroom space. On-street parking is provided and therefore the development would not affect nearby parking levels.

Other Matters:

4.3.12 It is noted that concern is raised with regards to the proposed hardstanding. The applicant has advised that permeable block paving would be introduced, and this is considered acceptable. An informative is attached to this decision advising that applicant that concern is raised regarding the potential light spill from rooflights to the side and therefore, it requests the use of blinds to reduce light spill during periods of night.

4.3.13 Matters of access for maintenance and construction are not a material planning consideration and are a civil matter to be agreed between the applicant and neighbouring occupiers.

4.4 **Conclusion**

4.4.1 The proposed development is considered acceptable and is considered to comply with the necessary provisions of Local Plan policies and the National Planning Policy Framework. Grant conditional permission.

4.5 **Alternative Options**

4.5.1 None applicable.

4.6 **Pre-Commencement Conditions**

- 4.6.1 No conditions are recommended that require submission prior to the commencement of the works hereby approved.

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 rooflights hereby permitted shall be 'Heritage' Conservation Style Rooflights in accordance with the details received from the applicant on 24 May 2023.

Reason: In the interest of local character.

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 (paragraph 38) and in accordance with the Town and Country Planning (Development Management Procedure) (England) Order 2015.