

ITEM NO:	
<u>Location:</u>	14 Claymore Drive Ickleford Hitchin Hertfordshire SG5 3UB
<u>Applicant:</u>	Mr Bob Wiseman
<u>Proposal:</u>	Alterations to roof and construction of first floor rear extension, single storey side and rear extensions following demolition of existing garage and insertion of front dormer window and gabled roof extension (as amended by plan Nos. DD2235-2 sheets 1, 2 & 3 G)
<u>Ref. No:</u>	18/02083/FPH
<u>Officer:</u>	Tom Rea

Date of expiry of statutory period: 17th December 2018

Submitted Plan Nos: DD2235-2 SHT 1, 2, & 3G

Reason for Delay

Extension of time to allow for negotiations and amended and additional plans

Reason for referral to Committee

Councillor H. Spencer –Smith has called this application in to Committee on the grounds of public interest

Site History

1.0 16/01222/1HH: Single storey rear extension following demolition of existing rear extension. Insertion of dormer window to front roof elevation; Alterations to roof and construction of first floor rear extension to create additional accommodation (as amended by plans DD2235-2 Rev C received 17/8/16). Granted 9th September 2016.

2.0 **Policies**

2.1 **North Hertfordshire Draft Local Plan 2011-2031**

2.2 **North Hertfordshire District Local Plan No.2 with Alterations (Saved Policies)**

- Policy 5 - Excluded villages
- Policy 28 - House Extensions
- Policy 55 – Car Parking Standards
- Policy 57 - Residential Guidelines and Standards

2.3 **National Planning Policy Framework (2018):**

Section 11: Making effective use of land

Section 12: Achieving well-designed places

2.4 **North Hertfordshire Local Plan 2011 - 2031**

This report considers and takes account of the Emerging Local Plan policies as modified by the Local Plan Inspector. The Inspectors Schedule of Modifications for the Emerging Local Plan were published on 19th November 2018. The modifications are due to be considered by the Council's Cabinet on 10th December, which is after this report is finalised but which is prior to this Planning Control Committee. The policies of relevance in this instance are as follows:

Policy SP2: Settlement hierarchy and Spatial Distribution

Policy D2: House extensions, replacement dwellings and outbuildings

Policy SP9: Design and Sustainability

3.0 **Representations**

3.1 **Ickleford Parish Council:** Object on to the following grounds:

- Not in keeping with the street scene
- An overbuild – bungalow being turned into a house
- Retrospective – permission has not been granted yet
- Overlooking and loss of privacy to No. 13
- Complaint received from No. 13

3.2 **Site Notice / Adjoining occupiers:**

Letter received from occupiers of No. 13 Claymore Drive objecting as follows:

- Not in keeping with the original property or street
- Roof pitch exceeds the original and would be unsightly
- Intrusive to Nos 13 and 15
- Work being carried out before approval

4.0 **Planning Considerations**

4.1 **Site and Surroundings**

The application property is No 14 Claymore Drive, a chalet bungalow situated at the end of a residential cul-de-sac. The property has previously been extended to provide first floor bedrooms and rear extension. The dwelling is located within the village of Ickleford - a village excluded from the Green Belt. The property is not within the village conservation area.

4.1.1 Claymore Drive is a cul-de-sac and separated from Arlesey Road by a wide landscaped verge containing trees and shrubs.

4.1.2 Claymore Drive consists of 16 properties comprising bungalows and chalet bungalows several of which have been extended in recent years with front and rear dormer windows and in some cases with two storey rear extensions e.g. No. 12 and 13.

4.2 Proposal

- 4.2.1 The proposal seeks planning permission for alterations to the roof of the property, a first floor rear extension, single storey side extension and rear extensions (following demolition of existing garage) and insertion of front dormer and gabled roof extension.

The application is a variation on a previous planning permission (16/01222/1HH – as referred to in the site history above). The additional development now being requested is as follows:

- Front gable over ground floor bay window raised by 1 metre and window and rooflight inserted
- Demolition of attached garage and erection of 2.25 m wide x 5.6m deep side extension with pitched roof
- Insertion of 3 additional windows in first floor side elevation facing No. 15
- Minor alterations to approved roof design

- 4.2.2 Works have commenced on site to implement planning permission ref: 16/01222/1HH and part of the additional development being sought via this application.

- 4.2.3 The applicant has responded to the concerns raised by the Parish Council and these comments can be summarised as follows:

1. Of the 16 properties in Claymore Drive ,12 have first floor accommodation
2. 8 of the Claymore Drive properties have one or more front dormers incorporating a range of sizes, styles and materials
3. The front triangular dormer window seeks to make efficient use of the space. Most properties in the Drive have front triangular gable roofs varying in height.
4. The triangular dormer will be subservient to the flat roofed dormer and that of No. 13's dormer.
5. No. 13's privacy will be protected by permanent obscure glazing
6. Buildings works commenced in accordance with the previous planning permission
7. The side extension will be of good quality and subservient to the main dwelling. At least four off-street parking spaces will still be available

4.3 Key Issues

- 4.3.1 The key issues are whether the proposals are acceptable in terms of design, impact on neighbouring properties and parking

4.3.2 Design

In considering the original application (ref: 16/01222/1HH) it was acknowledged that the proposed extensions would change considerably the appearance and scale of the dwelling. However it was considered that the proposals were acceptable because several adjacent properties in Claymore Drive have been extensively altered from their original bungalow form and scale. Indeed, Nos 12 and 13 are 4 bedroom properties with extensive first floor accommodation.

The fact that Claymore Drive is set back from the main Arlesey Road, screened by a deep landscaped buffer and largely self contained and separated from the main linear form of this part of the village gave further justification for permitting extensive works to the property subject to an acceptable impact on neighbours.

- 4.3.3 The above circumstances would still apply to consideration of this application in my view. The additional elements now proposed are relatively minor alterations to the approved scheme. Perhaps the greatest impact would be the change to the front gable raising it by 1 metre and inserting a front facing window. Whilst this gable would result in a more prominent feature it could not be considered out of scale or overly intrusive in my opinion given the limited eaves and ridge height and that there is no increase in ground floor footprint or forward projection. Many of the properties in Claymore Drive have been altered over time and there is a variety of design and materials used as is the case in the wider area including Arlesey Road. It is this variety of design and scale that contributes to the character and appearance of the village. The location of No. 14 at the end of the Claymore Drive cul-de-sac together with its well screened position does allow for a greater degree of innovation and change without harming the overall quality of the area.
- 4.3.4 The proposed side extension would replace a relatively unattractive garage with a pitched roof extension that is subservient to the main dwelling and as such would amount to a positive improvement to this part of the dwelling.
- 4.3.5 I consider that the overall design of the extensions would not be inappropriate in this location. A pitched roof appearance is maintained and I consider that generally the proposals are sympathetic to the character of the area in terms of scale, footprint, and external materials consistent with the requirements of Policies 28 and 57 of the local plan.
- 4.3.6 **Impact on neighbouring properties**
Concerns have been raised that the development would be intrusive to Nos 13 and 15. No. 15 angles away from No. 14 and the current 1.8m gap between the flank wall of No. 14 and No. 15 will be maintained. The side extension would be carried out in accordance with a Party Wall Act agreement. The first floor flank windows are all proposed to be obscure glazed so that there would be no loss of privacy to No. 15.
- 4.3.7 The property at No. 13 has been considerably extended with a double pitched roof rear extension. This property is to the south of No. 14 and therefore this orientation assists in limiting any loss of light. The proposed first floor bedroom window facing No. 13 could be conditioned to be obscure glazed. The existing gap between the properties will also be maintained.
- 4.3.8 The submitted street scene drawing shows the scale of the proposed development in relation to the adjoining properties. I consider the relationship is acceptable subject to all side facing windows being obscure glazed.
- 4.3.9 Given the above analysis it is my view that the extensions would not have any significantly adverse impact on the residential amenity of the adjoining occupiers.

4.3.10 **Car Parking**

4.3.11 The existing garage is to be lost however the driveway and hardstanding at the front of the property can accommodate at least three parking spaces. Furthermore Claymore Drive is unrestricted and provides on-street parking for visitors if required. Visitors would be unlikely to park in Arlesey Road because of the available parking on Claymore Drive. The Council's Supplementary Planning Document on Parking requires a minimum of two spaces. I therefore consider that adequate parking for the needs of the occupiers of the extended dwelling is available.

4.3.12 **Parish Council comments**

The concerns of the Parish Council are noted however the PC did not raise an objection to the original planning application which accounts for the majority of the approved work to the property. The PC also fail to acknowledge that many of the original bungalows in Claymore Drive have been significantly altered with several containing substantial first floor accommodation. In terms of their concern with regard to the privacy of No. 13 it should be noted that all first floor side facing windows are to be obscure glazed as annotated on the submitted plans.

4.4 **Conclusion**

4.4.1 The extensions have been designed to be in keeping with the design of the original building with a hipped and pitched roof and matching/similar materials. The property is set back from the road reducing its impact on the street scene with the main two storey element restricted to the rear. In general I consider that the extension proposals, particularly when taken in context of the cul-de-sac location and similar extensions to other properties in the Drive, would not detract from the visual amenities or character and appearance of the area. In addition I consider that the proposals would be compatible with the maintenance and enhancement of village character.

4.5 **Alternative Options**

4.5.1 None applicable

4.6 **Pre-Commencement Conditions**

4.6.1 None proposed.

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 windows at first floor level on both side elevations of the development hereby permitted shall be permanently glazed with obscure glass.

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

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.