

ITEM NO:	<u>Location:</u>	7 Upper Green, Ickleford, Hitchin, SG5 3YD
	<u>Applicant:</u>	Mr & Mrs McIntyre-Brown
	<u>Proposal:</u>	Two storey rear extension. Single storey front porch extension (amended plans received 07/04/2017)
	<u>Ref. No:</u>	17/00135/ 1HH
	<u>Officer:</u>	Kate Poyser

Date of expiry of statutory period: 15 March 2017

Reason for Delay (if applicable)

Application delayed due to negotiations with the applicant's agent and committee cycle. An extension of time has been agreed until 26th May.

Reason for Referral to Committee (if applicable)

The application has been called in by Cllr Spencer Smith on the basis that he may have a contrary view to the officer recommendation with concerns about potential impact on the character of the conservation area.

1.0 Relevant History

1.1 None.

2.0 Policies

2.1 North Hertfordshire District Local Plan No. 2 with Alterations

Policy 5 - Excluded villages

Policy 16 - Areas of archaeological significance and other archaeological areas

Policy 28 - House extensions

Policy 55 - Car parking standards

Policy 57 - Residential guidelines and extensions

2.2 National Planning Policy Framework

Core planning principles

Section 7. Requiring good design

Section 12. Conserving and enhancing the historic environment

2.3 Emerging Local Plan 2011 - 2031 approved by Full Council 11th April 2017 and carries some weight.

Policy SP2: Settlement hierarchy

Policy D2: House extensions, replacement dwellings and outbuildings

Policy D3: Protecting living conditions

Policy HE1: Designated heritage assets

Policy HE4: Archaeology

Policy T2: Parking

2.4 Supplementary Planning Document

Vehicular parking at new development

3.0 Representations

- 3.1 Historic England and amenity bodies - Historic England does not wish to comment and no response has been received from the amenity bodies.
- 3.2 Conservation Officer - discussions have taken place with the case officer resulting in negotiations for amended drawings.
- 3.3 Ickleford Parish Council - object to the proposal as it would be inappropriate development and out of keeping with the street scene in the conservation area. The windows would also be out of keeping with the existing property.
- 3.4 Local Residents - the occupiers of 8 Upper Green object to the proposal for the reasons summarised below:
- inappropriate in a conservation area;
 - overbearing and loss of outlook;
 - loss of light and privacy;
 - construction work would cause access problems due to shared drive.

4.0 Planning Considerations

4.1 Site & Surroundings

- 4.1.1 7 Upper Green is one of a group of detached 1960/70s houses facing Upper Green. No. 8 Upper Green is the adjacent house to the north west. The application property is also located next to St Katharine's Church, which is a grade I listed building and within Ickleford Conservation Area. Ickleford is an Excluded Village or Category A settlement in the emerging local plan 2011 - 2031.

4.2 Proposal

- 4.2.1 The proposal is for a front porch and two storey rear extension. The scheme has been amended to omit a first floor side extension, following negotiations. The parish council has been re notified of the amendments, but no further representation has been received. The rear extension, together with the rearrangement of the existing internal space, would provide for an enlarged open plan reception/dinning/family area and study/playroom at ground floor level. At first floor level a fourth bedroom would be provided and an en-suite and dressing room.
- 4.2.2 The rear extension would measure 4.8 metres deep and would extend the full width of the house. However, the first floor would step in by 1 metre for the half closest to 8 Upper Green, resulting in a depth of 3.8 metres. It would be in the form of two rear facing gables of similar widths with central valley. Essentially, the two rear facing first floor windows would be similar to those in the existing rear elevation, however, one shows glazing continuing above, up to the roof. At ground floor level two sets of by-folding doors, four doors wide are shown. Rooflights are shown, one of which would be in the roof slope facing the churchyard.

4.3 Key Issues

- 4.3.1 The key planning considerations relate to:
- whether the development would preserve or enhance the conservation area;
 - its effect upon the setting of the Grade I listed building;
 - effect upon neighbouring living conditions;
 - any highway/parking matters.
- 4.3.2 Historic Environment
No objections are raised to the proposed front entrance porch.

- 4.3.3 There are no objections in principle to development within a conservation area, however, any development must preserve or enhance the character of that area. An extension to a house would not, therefore, be considered inappropriate development in a conservation area in principle.
- 4.3.4 The existing property has a neutral impact on Ickleford Conservation Area. The proposed rear extension would be publicly visible from the side and would be viewed from the corner of Upper Green and Arlesey Road, and from across the adjacent churchyard from Arlesey Road. It would be approximately 25 metres away from Arlesey Road and there are some mature trees in the churchyard between the road and 7 Upper Green. There is also a 1.8 metre high close boarded fence to the boundary with the churchyard.
- 4.3.5 The proposed extension, whilst visible, would not be a prominent feature in this locality, due to its distance from the street and existing screening of trees. As seen from the side and rear, the overall form of the extension would be in keeping with the style of the existing house. The eaves line would continue from the existing and the twin ridge lines would be lower than the ridge height of the main roof. I can see no objections to the form of the development.
- 4.3.6 The Parish Council have not been specific as to how they feel the fenestration would not match the existing. Perhaps they refer to the glazing up to eaves level in one of the gable ends. This is a relatively modern house, which currently contains windows of various designs and sizes. The glazing to eaves level is a contemporary feature which, whilst not currently used here, is not at odds with the style of the existing property. The extension would include some rooflights and one would be publicly visible in the side elevation. It is not especially large or obtrusive. There are other rooflights in the conservation area. I can see no objection to this or to the one in the rear elevation. The extension would result in two very small windows being added in the existing gable end of the house. There is an existing first floor window here. I can see no objection to these windows either.
- 4.3.7 The existing house has concrete roof tiles and the exterior walls have a mix of brickwork, render and tile hanging. The proposal scheme includes brick and render, and instead of tile hanging proposes a section of timber cladding. Subject to samples of these being submitted and agreed to, I can see no objections to the materials.
- 4.3.8 Overall, I consider that the proposed rear extension would be in keeping with the existing property and would have a neutral impact on the locality, preserving the character and appearance of Ickleford Conservation Area.
- 4.3.9 The proposed rear extension would be approximately 20 metres from St. Katharine's Church, which is a grade I listed building. The church lies within the centre of the village, among a fairly close-knit collection of buildings, particularly to the west, but also to the north. The extension would not transgress the existing property boundary, which is marked by a 1.8 metre high fence. Historic England have been consulted, but raise no concerns. I consider the extension would have no significantly greater impact on the setting of the church than the application property does at present.
- 4.3.10 Neighbouring Living Conditions
8 Upper Green lies to the north west of No. 7. The side elevations of the two houses are approximately 7.7 metres apart. In this gap each property has a garage and the garages are joined. No 8 is set further back on the plot than No. 7 by approximately 6.5 metres. The occupiers of No. 8 are concerned at the effect the two storey rear extension would have on their residential amenity. The proposed extension is set in at first floor level on this northern side of the property, so that the single storey part would be 4.8 metres deep and the two storey part would be 3.8 metres deep. Even with the extension, due to the staggered arrangement of the houses, the proposed rear elevation of No. 7 would not project as far to the rear as

the rear elevation of No. 8. It is noted that No. 8 has a conservatory extension to the rear, which is approximately 11 metres from No. 7. It is also noted that there are some small windows in the side elevation of No. 8, although the front and rear elevations hold the main windows to the rooms that the smaller windows serve. Taking these matters into account, I consider that due to the distance the extension would be from No. 8 and the very staggered positions on the plots, the proposed extension would not have a significant effect on the sunlight or daylight received by the neighbouring property. Neither would the proposed development have an overbearing effect on that property.

4.3.11 The proposed extension would contain no windows facing No. 8. However, as a result of the development, some alterations are proposed to side-facing windows in the existing property. At present, there are 4 small windows, three at ground floor level and one at first floor level. The first floor window is a second window to a bedroom, with the main window being in the rear elevation. This bedroom would lose its rear-facing window and the small side window would be replaced with a larger window. Due to the staggered positions of the properties, it would overlook the front garden and it may well be possible to see into the hall window next to the front door of No.8 from here. However, I do not consider this would amount to a significant loss of privacy to justify the withholding of planning permission.

4.3.12 Highway/Parking Matters

The neighbour is also concerned that construction traffic would prevent access to their property due to a shared drive. The dropped kerb is shared, but the two properties have separate driveways that run along side each other. The possible parking of construction vehicles could not, in this case, amount to a sustainable planning objection.

4.3.13 There is currently sufficient space to park three or four cars within the curtilage of the property. This would remain the case and the current car parking standards of 2 cars minimum would be met.

4.4 **Conclusion**

4.4.1 The requirements of Sections 16 and 72 of the Planning (LB & CA) Act 1990 and Section 12 of the NPPF would be met. There are no sustainable planning objections to raise to this proposed development, subject to approving external materials, which can be achieved through a condition.

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. **Details and/or samples of materials to be used on all external elevations and the roof of the development hereby permitted shall be submitted to and approved in writing by the Local Planning Authority before the development is commenced and the approved details shall be implemented on site.**

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. 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.