

**ITEM NO:**

Location:           **8 Gun Meadow Avenue  
Knebworth  
Hertfordshire  
SG3 6BS**

Applicant:           **Mr Martin Frost**

Proposal:           **Insertion of front and rear pitched roof dormer windows and rooflights to side elevations of roof to facilitate loft conversion (as amended by plans received on 11 March 2019).**

Ref.No:               19/00201/FPH

Officer:              **Heather Lai**

**1.     Reason for Referral to Committee**

1.1.1. This planning application was reported to the meeting of the Planning Control Committee held on 30 May 2019. At that meeting Members resolved to grant planning permission. However the report of the Development and Conservation Manager stated that the front and rear dormers would be of flat roof design as was stated in paragraphs 4.2.2. and 4.4.2 of the original report attached as appendix 1. Following further clarification from the applicant they confirmed that the plans were showing dormer windows with pitched roofs, but no higher than the existing ridge line of the principal roof.

**1.2.   Neighbour Representations**

1.2.1. A re-consultation period was undertaken to ensure neighbouring residents were fully informed of the correct detailed design of the scheme.

1.2.2. One further objection was received following the re-consultation period:

- No objection to the front and rear dormer, however consider roof lights will cause a loss of privacy and should be positioned higher on the roof and obscured glazed.

**2.     Planning Considerations**

2.1.1. The plans presented to committee are the same as those previously presented; no new plans have been received since 11 March 2019 when plans reflecting the amendments to the design of the rear dormer were submitted to the Council. These plans have been available to view on the Council's website since they were submitted on 11 March 2019.

## 2.2. **Key Issues**

2.2.1. I have appended the **previous report for this application as appendix 1**, which was presented to the meeting of the Planning Control Committee held on 30 May 2019. At that meeting Members resolved to grant planning permission. The only matter to consider at this time is the impact in design and amenity terms of pitched roof dormers.

## 2.3. **Design:**

2.3.1. The existing bungalow has a hipped roof. As stated above, both the front and rear dormers are to be of a pitched roof design. They will be set in from the sides and eaves and at the highest point will project to the ridge of the roof, but not above. They will measure 2.7m in width and 1.65m in height.

2.3.2. While the proposed dormers will have a more dominant presence on the roof than flat roof dormers would, they are still of an appropriate scale and design and will remain subservient to the existing roof form by virtue of being set in and not projecting above the host roof.

2.3.3. The rear dormer will be visible only from limited private views and I note that no's 2 and 6 Gun Meadow Avenue have previously been granted planning permission for pitched roof dormers and as such the erection of pitched roof dormers on the street is established. Therefore the proposed roof extensions will not cause harm to the character and appearance of the street scene in my judgement.

## 2.4. **Amenity:**

2.4.1. The scale and position of the fenestration to the dormers is as previously reported to committee and is still considered acceptable, this will not be discussed further.

2.4.2. The dormers, at their maximum height will be 2.63m. They are set in from the front and rear eaves of the roof and are set in to the sides of the roof, with a maximum width of 2.77m.

2.4.3. Regarding the front dormer, there is to be a distance of 10m between the side wall of adjacent no. 7 and the mid point of the dormer roof. The two dwellings are on an angle to each other, and no. 7 is located to the west. The dormer roof does not project higher than the host roof and therefore will not result in a material loss of light or increased sense of enclosure to occupants of this dwelling.

2.5. No. 9 is located to the east of the host building, and there is a distance of 12m between the side wall of this dwelling and the middle of the dormer roof. Given the set back between the dormer and the adjacent dwelling, there will not be a material loss of light or increased sense of enclosure.

2.5.1. Owing to the shape of the cul-de-sac, the application site is at a slight angle to the two adjacent dwellings (7 and 9). Therefore the rear elevation of the application dwelling is positioned further from the adjacent dwellings than it is at the front. As such, there is sufficient distance between the adjacent dwellings and the rear dormer, and as the dormer does not project above the ridge of the host roof, it will not result in a material loss of light or increased sense of enclosure.

2.5.2. The only additional objection to the application following re-consultation came from the occupants of adjacent no. 7. They consider that the roof lights will result in a loss of privacy. This has been addressed in depth in my previous report, see appendix 1.

## 2.6. Conclusion

- 2.6.1. The relevant planning considerations for committee to consider are the design and amenity of the proposal with pitched roof dormers. The proposal is acceptable in planning terms and is therefore recommended for approval.

## 3.0 Recommendation

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 dormer window at first floor level on the rear elevation of the development hereby permitted shall be permanently glazed with obscure glass.

Reason: To safeguard the privacy of the occupiers of the adjacent 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 (paragraph 38) and in accordance with the Town and Country Planning (Development Management Procedure) (England) Order 2015.