

ITEM NO:

Location: **68 Highfield
Letchworth Garden City
Hertfordshire
SG6 3PZ**

Applicant: **Mr Harburg**

Proposal: **Single storey rear extension, rear dormer window, two rear rooflights to facilitate loft conversion. (Amended plans received 10/07/19).**

Ref. No: 19/01059/FPH

Officer: **Anne McDonald**

Date of expiry of statutory period: 27.06.2019

Reason for Delay

Time taken to wait for a committee meeting.

Reason for Referral to Committee

The applicant is a local Council in Hitchin. Therefore, due to 8.4.5 part (g) of the Council's Constitution, the application has to be presented to Planning Committee for determination.

1.0 Policies**1.1 National Planning Policy Framework**

Section 12 – Achieving well designed places.

1.2 North Hertfordshire District Local Plan No.2 with Alterations

- Policy 28 – House Extensions;
- Policy 55 – Car Parking Standards;
- Policy 57 – Residential Guidelines and Standards;
- Policy 58- Letchworth Garden City Design Principles.

1.3 North Hertfordshire District Local Plan 2011-2031 'Submission Local Plan and Proposals Map

- T2 – Parking;
- D1 – Sustainable design;
- D2 – House extensions, replacement dwellings and outbuildings;
- D3 – Protecting living conditions.

2.0 Site History

2.1 There is no recorded planning history for this property.

3.0 Representations

3.1 The application was advertised with a site notice and neighbour notification letters. No replies have been received at the time of writing.

4.0 Planning Considerations

4.1 Site and Surroundings

4.1.1 Two storey semi-detached house positioned on the north side of the road. There is a short front garden, which is paved and provides for off street parking for two cars, one in front of the garage and one at an angle in front of the front door / window, and a long rear garden of some 40m. The house is close to the junction with West View and as a result the rear gardens of the houses in West View join the side rear garden boundary of no.68 Highfield.

4.2 Proposal

4.2.1 The application is seeking full planning permission for a single storey rear extension and a rear dormer window.

4.2.2 The single storey rear extension is 2.3m deep and just under 9m wide extending across the whole width of the house. It has a flat roof with roof height of 2.6m and a large raised lantern style roof light.

4.2.3 The rear dormer window is 2.2m wide by 1.5m tall with a flat roof and is proposed to be clad in weather-boarding stained dark grey to match the fascia and door of the ground floor extension.

4.2.4 The plans also show the garage to be converted to a bedroom and en-suite with an alteration to the garage door to include two glazed window sections within the door, ground floor side windows and two rear Velux roof lights. All of these works are permitted development and do not require planning permission from the Council and are therefore not detailed within this application proposal.

4.3 Key Issues

4.3.1 The proposed single storey rear extension at 2.3m in depth is less than the maximum advocated rear extension depth of 3m as set out in Saved Policy 28 of the Local Plan. Therefore, there is no objection to a single storey rear extension of this depth on the house. I note that the extension is up to the boundary line on the attached side, and there is no objection to this. Due to the side access, the works will be set off the boundary with the detached neighbour, no.98 West View. Whilst both neighbours will see the single storey rear extension, I do not consider that the impact on the neighbours would be so adverse to justify the refusal of the application.

- 4.3.2 The application form sets out that the external brickwork is to match the house. The plans state that the rear extension is to have a new grey fascia finish and aluminium sliding bi-fold doors on the ground floor rear elevation. I have no objection to these external materials, and a materials condition is not considered to be necessary in this instance.
- 4.3.3 I have no objection to the rear dormer window. This is small scale and set centrally within the rear roof slope and will not have an over bearing or over dominating impact in the locality. I note that there will be the possibility of increased overlooking in comparison to the existing first floor windows. However, there are already clear views from the existing first floor rear bedroom windows over the side boundary fences, and in real terms I do not consider that this proposed window represents any significant or new overlooking or loss of privacy to the rear of the neighbouring occupiers.
- 4.3.4 The plans state that the dormer window is to be clad in weather boarding stained in grey to match the fascia and proposed bi-fold door at ground floor level. Given that the proposed extension works are to create a more contemporary appearance to the rear of the house, I have no objection to this materials choice in this instance. It is due to this non-matching external material that planning permission for the dormer window is required. If the dormer were to have tiles to match the roof, the works would be permitted development.
- 4.3.5 There are two off street parking spaces for the house, which is an acceptable provision and meets the Council's car parking standards.

4.4 Conclusion

- 4.4.1 The extensions are considered to comply with the necessary provisions of the Saved and Emerging Local Plan policies, and the application is therefore recommended for conditional permission.

4.5 Alternative Options

None applicable

4.6 Pre-Commencement Conditions

N/A

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.

Proactive Statement:

Planning permission has been granted for this proposal. Discussion with the applicant to seek an acceptable solution was not necessary in this instance. 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.