

Item No. 11

APPLICATION NUMBER	CB/18/03090/FULL
LOCATION	51 Hardy Way, Fairfield, Hitchin, SG5 4GL
PROPOSAL	Single storey rear extension, rear dormer, two front rooflights and proposed raised decking area
PARISH	Fairfield
WARD	Stotfold & Langford
WARD COUNCILLORS	Cllrs Dixon, Saunders & Saunders
CASE OFFICER	Michael Allen
DATE REGISTERED	09 August 2018
EXPIRY DATE	04 October 2018
APPLICANT	Mr Hull
AGENT	Home Extension Designs
REASON FOR COMMITTEE TO DETERMINE	Called in by Cllr Dixon due to the proposed development causing a harmful impact upon the character and appearance of the Fairfield area.

SUMMARY OF RECOMMENDATION **Recommended for Approval**

Reason for Recommendation:

The principle of enlargements and alterations of an existing residential dwelling is acceptable. The development would not result in an unacceptable impact on the character of the area, an adverse impact on the residential amenity of neighbouring properties or highway safety. Therefore subject to conditions, the proposed development is in conformity with Policy DM3 of the Core Strategy and Development Management Polices (2009) and The National Planning Policy Framework.

Site Location:

The application site consists of a detached dwellinghouse and its curtilage. The site is located at 51 Hardy Way, Fairfield, SG5 4FGL. To the north of the site is neighbouring dwelling No. 53 Hardy Way, to the south of the site is neighbouring dwelling No. 43 Hardy Way and to the west of the site is neighbouring dwelling No. 49 Hardy Way.

The Application:

The application seeks planning permission for a single storey rear extension. The proposed rear enlargement projects 3.2m beyond the rear wall, has a width 8.1m, a total height of 3.5m and an eaves height of 2.7m.

This application seeks planning permission for the insertion of a rear dormer on the west facing roof slope and the insertion of two rooflights on the east facing roof slope. The proposed rear dormer will have a height of 2.1m, project beyond the roof slope

by 2.6m and has a width of 3.0m. The proposed rear dormer and the insertion of the two rooflights on the east facing roof slop constitutes permitted development and therefore planning permission is not required.

This application also seeks planning permission for the construction of a raised decking that will project 3.8m beyond the rear wall of the proposed rear extension, has a width of 8.1m and a total height of 30cm.

RELEVANT POLICIES:

National Planning Policy Framework (NPPF) (July 2018)

Core Strategy and Development Management Policies - North 2009

DM3 High Quality Development
CS14 High Quality Development

Central Bedfordshire Local Plan - Emerging

The Central Bedfordshire Local Plan has reached submission stage and was submitted to the Secretary of State on 30 April 2018.

The National Planning Policy Framework (paragraph 48) stipulates that from the day of publication, decision-takers may also give weight to relevant policies in emerging plans unless material considerations indicate otherwise.

The apportionment of this weight is subject to:

- the stage of preparation of the emerging plan;
- the extent to which there are unresolved objections to relevant policies;
- the degree of consistency of the relevant policies in the emerging plan to the policies in the Framework.

Reference should be made to the Central Bedfordshire Submission Local Plan which should be given limited weight having regard to the above. The following policies are relevant to the consideration of this application:

HQ1 – High Quality Development

Supplementary Planning Guidance/Other Documents

Central Bedfordshire Design Guide (March 2014)

7 Householder Alterations and Extensions

Fairfield Neighbourhood Plan 2016

Relevant Planning History: None.

Consultees:

Fairfield Parish Council An objection has been received in relation to the proposed development causing a harmful impact upon the character and appearance of the area and that the proposed development does not comply with the Fairfield Neighbourhood Plan.

Other Representations:

Neighbours No response.

Determining Issues:

The main considerations of the application are;

Considerations

1. Character and Appearance of the Area

- 1.1 Due to the location of the proposed single storey rear extension, it is considered that the proposed development would be visible from the public realm and from the highway. Due to the scale and projection of the proposed enlargement, it would not be considered to be overly prominent from this domain. It would be considered that the proposed development would appear as a subservient addition to the host dwellinghouse, in accordance with design principles outlined within the Central Bedfordshire Design Guide (2014).
- 1.2 The insertion of the rear dormer will be contrary to Policy 1 of the Fairfield Neighbourhood Plan. The proposed rear dormer will constitute permitted development and therefore planning permission is not required for this aspect of the development. On the whole, the proposed flat roof rear dormer is not highly visible to the public realm and highway due to being partially screened by the existing two storey gable end projection of the host dwelling house. Therefore it is considered that this aspect of the development does not cause an unacceptable impact upon the character and appearance of the Fairfield area.
- 1.3 Given the modest alterations to the east facing roof slope which would include two rooflights and the construction of the rear decking, it is considered these aspects of the proposed development will not cause an unacceptable impact upon the character and appearance of the Fairfield area.
- 1.4 Therefore, subject to conditions which would ensure that the external materials used for the construction of the development would match those of the existing host building, it is considered that the proposed development as a whole would

not cause harm to the character and appearance of the area, in accordance with Policy DM3 of the Core Strategy and Development Management Policies (2009).

2. Amenity and Living Conditions of Occupiers of Neighbouring Dwellings

- 2.1 Due to the location, nature, scale of the proposed single storey rear extension and its significant separation distance away from neighbouring dwellings known as No. 43, 49 and 53 Hardy Way, it is considered that there is no unacceptable loss of privacy to these neighbouring dwellings. Given the Council's 45 degree guidance there is no material loss of daylight to the nearest ground floor windows of No. 43, 49 and 53 Hardy Way. In addition due to the single storey nature, depth of the extension and the significant separation between the proposed development and neighbouring dwellings known as No. 43, 49 and 53 Hardy Way, it is considered the proposed development has no overbearing impact or loss of outlook to these neighbouring dwellings.
- 2.2 Due to the location, modest scale of the rear dormer and the adequate separation distance between the proposed rear dormer and neighbouring dwellings known as No. 43, 49 and 53 Hardy Way, it is considered this aspect of the proposed development would not cause an unacceptable impact in terms of loss of light, privacy or outlook, nor is this aspect of the proposed development overbearing upon these neighbouring dwellings.
- 2.3 Given the modest alterations to the east facing roof slope that would include two new roof lights and the construction of the raised decking within the rear curtilage, it is considered these aspects of the development will not cause any harmful implications in relation to loss of light, privacy or outlook, nor are these aspects of the proposed development overbearing upon any neighbouring dwellings within the area.
- 2.4 Therefore the development as a whole would not cause harm to the amenity and living conditions of occupiers of the neighbouring dwellings in accordance with policy DM3 of the Core Strategy Development Management Policies (2009). It is considered that the proposed development is acceptable.

3. Car Parking and Highway Safety

- 3.1 The proposal would result in an increase in bedrooms from a 4 bed to a 5 bed house. The current parking standards contained within the Central Bedfordshire Design Guide (2014) state that a 5 bed roomed house should have a minimum of 3 no. spaces (4 spaces suggested). At least 2 no. spaces can be accommodated on the existing site and an additional parking space can be provided on Hardy Way. Therefore, it is considered that the proposed development would be acceptable in the context of car parking and highway safety, in accordance with Policy DM3 of the Core Strategy and Development Management Policies (2009).

4. Parish Council Objection Received

- 4.1 Fairfield Parish Council have made an objection that the proposed front and rear dormers are contrary to the Fairfield Neighbourhood Plan and therefore causes a harmful impact upon the character and appearance of the Fairfield area. During the application stage the agent has submitted revised plans that has replaced the front dormer with two rooflights but have retained the rear dormer. These amendments have significantly reduced the impact on the character and appearance of the area and it is considered acceptable.
- 4.2 In relation to the rear flat roof dormer, it is acknowledged that this aspect of the proposed development is contrary to Policy 1 of the Fairfield Neighbourhood Plan. Regarding this objection, the host dwellinghouse has not had its permitted development rights removed and that the proposed rear flat roof dormer constitutes permitted development and planning permission is not required.

5. Equality and Human Rights

- 5.1 Based on information submitted there are no known issues raised in the context of Human Rights/The Equalities Act 2010 and as such there would be no relevant implications.

Recommendation:

That Planning Permission be **GRANTED** subject to the following:

RECOMMENDED CONDITIONS / REASONS

- 1 The development hereby permitted shall begin not later than three years from the date of this permission.
- Reason: To comply with Section 91 of the Town and Country Planning Act 1990 as amended by Section 51 of the Planning and Compulsory Purchase Act 2004.
- 2 All external works hereby permitted shall be carried out in materials to match as closely as possible in colour, type and texture, those of the existing building.
- Reason: To safeguard the appearance of the completed development by ensuring that the development hereby permitted is finished externally with materials to match the existing building in the interests of the visual amenities of the locality.
(Policy DM3 of the Core Strategy and Development Management Policies (2009) and Section 12, NPPF).

- 3 The development hereby permitted shall not be carried out except in complete accordance with the details shown on the submitted plans, numbers 4494-E01 Rev A, 4494-P01 Rev G, 4494-OS1 and 4494-OS2.

Reason: To identify the approved plan/s and to avoid doubt.

INFORMATIVE NOTES TO APPLICANT

1. This permission relates only to that required under the Town & Country Planning Acts and does not include any consent or approval under any other enactment or under the Building Regulations. Any other consent or approval which is necessary must be obtained from the appropriate authority.

2. **Will a new extension affect your Council Tax Charge?**

The rate of Council Tax you pay depends on which valuation band your home is placed in. This is determined by the market value of your home as at 1 April 1991.

Your property's Council Tax band may change if the property is extended. The Council Tax band will only change when a relevant transaction takes place. For example, if you sell your property after extending it, the new owner may have to pay a higher band of Council Tax.

If however you add an annexe to your property, the Valuation Office Agency may decide that the annexe should be banded separately for Council Tax. If this happens, you will have to start paying Council Tax for the annexe as soon as it is completed. If the annexe is occupied by a relative of the residents of the main dwelling, it may qualify for a Council Tax discount or exemption. Contact the Council for advice on **0300 300 8306**.

The website link is:

<http://www.centralbedfordshire.gov.uk/council-tax/bands/find.aspx>

3. In accordance with Article 35 (1) of the Town and Country Planning (Development Management Procedure) (England) Order 2015, the reason for any condition above relates to the Policies as referred to in the National Planning Policy Framework (NPPF) and the Core Strategy for North Central Bedfordshire.
4. The applicant is recommended that the proposed rear dormer is designed in a manner that would comply with Policy 1 of the Fairfield Neighbourhood Plan (2016), to ensure that the proposed rear dormer is in keeping with the design principles of the Fairfield Park area.

Statement required by the Town and Country Planning (Development Management Procedure) (England) Order 2015 - Part 6, Article 35

The Council acted pro-actively through positive engagement with the applicant during the determination process which led to improvements to the scheme. The Council has therefore acted pro-actively to secure a sustainable form of development 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.

DECISION

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