DELEGATED FILE NOTE

CASE OFFICER: ...Ben Glover.....

APPLICATION REFERENCE	BRIEF DESCRIPTION OF DEVELOPMENT	APPLICATION SITE
18/00644/FPH	Single storey rear extension	18 Lomond Way Great Ashby Stevenage Hertfordshire SG1 6AJ

Submitted Plan Nos

Location plan 2018/10/02 2018/10/01

1.0 Policies

1.1 **North Hertfordshire District Local Plan No.2 with Alterations**

Policy 28 – House Extensions
Policy 55 – Car Parking Standards
Policy 57 – Residential Guidelines and Standards

1.2 **National Planning Policy Framework**

Chapter 12 – Conserving and enhancing the historic environment

1.3 **North Hertfordshire Draft Local Plan 2011-2031 - (Approved by Full Council April 2017)**

D1 – Sustainable Design
D2 – House Extensions and Replacement Dwellings
D3 – Protecting Living Conditions
T2 – Parking

1.4 **Supplementary Planning Document**

Vehicle Parking at New Development SPD (2011)

2.0 **Site History**

2.1 15/00366/1PUD - Insertion of window to front elevation to create additional accommodation on ground floor – Granted on 26/02/2015.

2.2 09/01714/1PUD - Lawful Development Certificate Proposed: Single storey rear extension – Granted on 26/10/2009.

3.0 **Representations**

3.1 **Site Notice:**

Start Date: Expiry Date:

3.2 **Press Notice:**

Start Date: Expiry Date:

3.3 **Neighbouring Notifications:**

The owners/occupiers of No. 16, 20, 22 Lomond Way were notified on 23/04/2018. No neighbouring representations have been received.

3.4 **Parish Council / Statutory Consultees:**

Great Ashby Community Council – No comments received.

4.0 Planning Considerations

4.1 Site and Surroundings

4.1.1 No. 18 is a two storey detached dwelling situated on the east side of Lomond Way, Great Ashby. The property features a brick finish with two storey outrigger and single storey rear extension.

4.2 Proposal

4.2.1 Planning permission is sought for the erection of a single storey rear extension that would infill the existing space next to the existing single storey rear extension. The development would project 1.2m rearward and feature a mono-pitched roof form.

4.3 Key Issues

4.3.1 The key issues for consideration are as follows:

--The acceptability of the design of the proposed development and its resultant impact on the character and appearance of the area.

--The impact that the proposed development would have on the living conditions of neighbouring properties.

--The impact that the proposed development would have on car parking provision in the area.

Design and Appearance:

4.3.2 The objectives of the NPPF include those seeking to secure high quality design and a good standard of amenity (Section 7 - Requiring good design). In this regard, Policy 28 and 57 of the Local Plan is consistent with the NPPF.

4.3.3 The proposed development would consist of the limited infill to the rear of the application site and would not be visible from within the street scene. The proposed use of materials and alteration to the roof form would be appropriate to the dwelling. It is considered that the proposal would result in no detrimental impact to the character and appearance of the property and is in compliance with both local and national planning policy.

Impact on Neighbouring Properties:

4.3.4 A core planning principle set out in the NPPF is to always seek to secure a good standard of amenity for all existing and future occupants of land and buildings. This principle is reflected in the provisions of Policy 28 of the Local Plan.

4.3.5 The application site is neighboured by No. 16 and 20 Lomond Way. Given the limited scale of the proposed development and separation from the neighbouring properties, it is considered that the proposal would result in no detrimental impact upon the light, privacy or amenity of neighbouring occupiers. The proposed development would be in compliance with both local and national planning policy.

Highways and Parking:

4.3.6 The proposed development does not include an increase in the number of bedrooms, therefore there would be no car parking issues arising from the proposed development.

4.4 Conclusion

4.4.1 The proposed development is considered acceptable and are considered to comply with the necessary provisions of both the existing and emerging Local Plan policies and the National Planning Policy Framework. Grant conditional permission.

5.0 **Recommendation**

5.1 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 (paragraphs 186 and 187) and in accordance with the Town and Country Planning (Development Management Procedure) (England) Order 2015.

Signed  Tom Rea Determining Officer	Development Management North Hertfordshire District Council Council Offices Gernon Road Letchworth Herts SG6 3JF
Date: 25 May 2018	