DELEGATED FILE NOTE

CASE OFFICER: ...Tom Donovan.....

APPLICATION REFERENCE	BRIEF DESCRIPTION OF DEVELOPMENT	APPLICATION SITE
18/00930/FPH	Roof extension to raise height of existing ground floor rear extension and rear dormer window to facilitate conversion of loft into habitable space.	22 Bunyan Road Hitchin Hertfordshire SG5 1NW

Submitted Plan Nos

01; 02; 03; 04; 05; 06

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 7 – Requiring good Design

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 No relevant planning history

3.0 **Representations**

3.1 **Site Notice:**

Start Date: 19/04/2018 Expiry Date: 10/05/2018

3.2 **Press Notice:**

Start Date: Expiry Date:

3.3 **Neighbouring Notifications:**

The owners/occupiers of No. 21 and 23 Bunyan Road were notified on 06/04/2018. No neighbouring representations have been received.

3.4 **Parish Council / Statutory Consultees:**

N/A

4.0 **Planning Considerations**

4.1 **Site and Surroundings**

4.1.1 No. 22 is a two storey terraced dwelling situated on Bunyan Road within a predominately residential area of Hitchin. The property features an existing part single, part two storey rear outrigger, a common feature in this area. The application site is not situated within the Hitchin Conservation Area.

4.2 **Proposal**

4.2.1 Planning permission is sought for the erection of a rear dormer window that would measure approximately 3.6m in depth, 3.8m wide and 2.7m in height. The dormer window would incorporate three small high level windows within the rear elevation of the dormer window. Permission is also sought for the raising of the roof of the single storey rear outrigger. The replacement outrigger roof would measure 3.2m in height and 2.1m to the eaves.

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 be sited to the rear of the application site, out of view of the surrounding street scene. The dormer would measure the full width and height of the existing rear roofslope. Whilst large, it is considered that, on balance, the propose development would not result in an unacceptable impact upon the character and appearance of the street scene given its siting to the rear of the property.

4.3.4 The proposed replacement roof would be of similar appearance to the existing and would result in no unacceptable impact upon the character and appearance of the property.

4.3.5 The proposed development would be compliant with Policy 28 and 57 of the District Local Plan and the core principles set out within the National Planning Policy Framework.

Impact on Neighbouring Properties:

4.3.6 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.

4.3.7 The application site is neighboured by No. 21 and 23 Bunyan Road. Given the placement of the dormer within the roofslope, it would not result in the overshadowing or loss of light and privacy to the neighbouring occupiers. Additionally, the raising of the outrigger roof height would not result in any unacceptable impact upon neighbouring amenity given its limited increase in scale.

4.3.8 Given the above, it is considered that the proposed development would result in no unacceptable overbearing impact upon neighbouring occupiers and is therefore

compliant with Policy 28 of the District Local Plan and the aims of the National Planning Policy Framework.

Highways and Parking:

4.3.9 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 	Development Management North Hertfordshire District Council Council Offices Gernon Road

Simon Ellis Determining Officer	Letchworth Herts SG6 3JF
Date: 23 May 2018	