DELEGATED FILE NOTE

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

APPLICATION REFERENCE	BRIEF DESCRIPTION OF DEVELOPMENT	APPLICATION SITE
18/00630/FPH	Part two storey and part single storey rear extension following demolition of existing single storey rear extensions. First floor side extension and raising of roof height and insertion of rear dormer window to facilitate loft conversion.	10 Radcliffe Road Hitchin Hertfordshire SG5 1QG

Submitted Plan Nos

20 102 20 103 20 100 20 101A

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 None relevant.

3.0 **Representations**

3.1 **Site Notice:**

Start Date: 14/03/2018 Expiry Date: 11/04/2018

3.2 **Press Notice:**

Start Date: 22/03/2018 Expiry Date: 12/04/2018

3.3 **Neighbouring Notifications:**

The owners/occupiers of No. 9, 11 Radcliffe Road and No. 23, 25 Verulam Road were notified on 14/03/2018. No neighbouring representation have been received.

3.4 **Parish Council / Statutory Consultees:**

4.0 **Planning Considerations**

4.1 **Site and Surroundings**

4.1.1 No. 10 is a two storey detached dwelling situated on the west side of Radcliffe Road within a predominately residential area of Hitchin. The application site is not situated within the Hitchin Conservation Area.

4.1.2 The local characteristics of this part of Radcliffe Road consist of a mixture of terraced, semi-detached and detached dwellings of similar character but of varying heights.

4.2 **Proposal**

4.2.1 Planning permission is sought for the replacement of the existing single storey rear extensions and the erection of a two storey side and rear extension. The proposal includes the insertion of a rear dormer window and insertion of fenestration to the front and rear of the property.

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 application site sits in close proximity to the public highway and within a relatively compact part of the street scene. The dwelling features an existing rearward projection measuring approximately 9m in depth.

4.3.4 The proposed development would result in the erection of a two storey side and rear extension and the replacement of the existing single storey rear projection. The proposed development, whilst visible from within the street scene, would be in keeping with the character and appearance of the locality. Furthermore, the extension would retain a 1m gap to the party boundaries with neighbouring properties and would therefore not result in the terracing of the street scene.

4.3.5 The proposed development includes the raising of the roof ridge height, creation of a crowned roof form and insertion of a rear dormer window and three front facing rooflights. It is considered that given the nature of the street scene, that the proposed roof form would not be clearly visible from the highway. The property would therefore retain a similar character to that of the surrounding area.

4.3.6 Whilst the development would result in a large increase upon the existing property, the development would result in an acceptable impact upon the character and appearance of the host dwelling. The 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:

4.3.7 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.

4.3.8 The application site is neighboured by No. 9 and No. 11 Radcliffe Road. No. 9 Radcliffe Road features an existing rear outrigger. The proposed development, at two storey level, would not infringe upon the neighbouring 45 degree visibility zone. Furthermore, the proposed single storey extension would result in an increased depth of 1m above that of the existing. It is not considered that the proposed development would result in an unacceptable impact upon the light, privacy or amenity of the neighbouring occupiers.

4.3.9 No. 11 Radcliffe Road features a part two storey, part single storey rear outrigger. The proposed development at No. 10 Radcliffe Road would not result in any overbearing impact upon the occupiers of the neighbouring property.

4.3.10 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:

4.3.11 The proposed extension would result in the creation of one additional bedroom increasing the total number within the property to four. The application site provides no off-street car parking space with no additional off-street car parking proposed.

4.3.12 Paragraph 39 of the NPPF (2012) notes that accessibility of the development, availability of public transport and local car ownership levels should be taken into account when considering local parking standards. The application site falls within a relatively central area of Hitchin and benefits from access to bus routes, local services and shops. Moreover, given the sites proximity to Hitchin Town Centre with its wide range of local services and transport links, the lack of on-site car parking or the provision of a car parking space to serve the additional bedrooms are not considered necessary. As such, the lack of car parking provision is not considered a justified reason for refusal in this case.

4.3.13 In conclusion, although deemed insufficient when judged against Local Plan car parking policies, the proposal would be on balance acceptable given the provisions set out within the National Planning Policy Framework 2012.

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  Simon Ellis Determining Officer	Development Management North Hertfordshire District Council Council Offices Gernon Road Letchworth Herts SG6 3JF
Date: 23 April 2018	