DELEGATED FILE NOTE

CASE OFFICER: …Ben Glover……

APPLICATION REFERENCE	BRIEF DESCRIPTION OF DEVELOPMENT	APPLICATION SITE
18/00254/FPH	Part two storey, part single storey side extension	34 Sycamore Close Hitchin Hertfordshire SG4 7SN

Submitted Plan Nos
HET1530/01A HET1530/02A

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**

The Local Plan has now been submitted to the Secretary of State, following completion of the final public consultation exercises and having been agreed and approved by Full Council in April 2017. The policies of the Draft Local Plan therefore carry limited weight at this stage, however the policies are to be afforded increased weight and consideration at each stage of the process up until full adoption. The policies of relevance in this instance are as follows:

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: N/A Expiry Date: N/A

3.2 **Press Notice:**

Start Date: N/A Expiry Date: N/A

3.3 **Neighbouring Notifications:**

The owners/occupiers of No. 32, 36 Sycamore Close and No. 3 Turfmead were notified on 06/02/2018. No neighbouring comments have been received.

3.4 **Parish Council / Statutory Consultees:**

N/A

4.0 **Planning Considerations**

4.1 **Site and Surroundings**

4.1.1 The application site is a detached two storey situated on the east side of Sycamore Close within a predominately residential area of Hitchin. The property features an attached garage that wraps around to the side of the dwelling and joins with the neighbouring property, No. 32.

4.2 **Proposal**

4.2.1 Planning permission is sought for the erection of a part single, part two storey side extension. The proposed single storey element would measure 4.9m in depth, 2.5m wide and 3m in height with 2.5m to the eaves. The first floor element would measure 4.9m in depth, 1m wide and 7.3m in height with 5m to the eaves. The development would include a side facing window are first floor level.

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 partially visible from within the surrounding street scene to the front of the property. However, the development would be well set back from the front elevation of the host dwelling and set below the roof ridge. It is considered that the development would appear subservient to that of the host dwelling and would not unacceptably impact the character and appearance of the host dwelling.

4.3.4 Furthermore, the first floor element would retain a gap of 1m to the party boundary with No. 32 Sycamore Close. The development would therefore not result in a terracing effect upon this part of the street scene.

4.3.5 Given the above, it is considered that the proposed development would not result in an unacceptable impact upon the character and appearance of the host property and would therefore 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:

4.3.5 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.

4.3.6 The application site is neighboured by No. 32 and 36 Sycamore Close. The development would not be visible from No. 36 and would therefore not result in any unacceptable impact upon neighbouring amenity.

4.3.7 The proposed development would not extend beyond the rear elevation of No. 32 Sycamore Close and would therefore not impact the light entering the rear of the neighbouring property. Whilst a side facing window is proposed at first floor level, the plans indicate that this would be obscure glazed. Additionally, in light of an approval, a condition is considered appropriate to ensure that the side facing widow remains obscure glazed unless otherwise agreed by the Local Planning Authority.

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.

3. The window at first floor level on the south elevation and facing in the direction of No. 32 Sycamore Close of the development hereby permitted shall be permanently glazed with obscure glass.

   Reason:To safeguard the privacy of the occupiers of the adjacent dwelling.

4. 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.