DELEGATED FILE NOTE

CASE OFFICER: …Tom Donovan……

APPLICATION REFERENCE	BRIEF DESCRIPTION OF DEVELOPMENT	APPLICATION SITE
18/00122/FPH	Two storey rear extension.	61 Bearton Road Hitchin Hertfordshire SG5 1UF

Submitted Plan Nos
1028-PA-01D 1028-BP-01B

1.0 Policies

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

Policy 28 - House Extensions
Policy 55 - Car Parking Standards

1.2 **National Planning Policy Framework.**

Section 7 - Requiring good design

1.3 **Emerging Local Plan 2011-2031 (Approved by Full Council 11th 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 September 2011

2.0 **Site History**

2.1 None relevant.

3.0 **Representations**

3.1 **Local residents**
Mr Alcock, 62 Bearton Road
Objection summarised as follows:
--Extension would be overbearing and restrict light to rear of property;
--Drawings do not accurately depict the close proximity between properties.

4.0 **Planning Considerations**

4.1 **Site and Surroundings**

4.1.1 61 Bearton Road is a detached property which appears to be of early twentieth century construction.

4.2 **Proposal**

4.2.1 Two storey rear extension. The extension is proposed to extend across the full width of the rear of the house, would have a projection of 3.3m beyond its rear wall and have a pitched roof with a gable projection. Facing materials are proposed to match those used in the construction of the host dwelling.

4.3 **Key Issues**

4.3.1 The key issues for consideration are as follows:
--The acceptability of the design of the proposed extension and its resultant impact on the character and appearance of the area.
--The impact the proposed development would have on the living conditions of neighbouring properties.
--The impact that the proposed development would have on car parking in the area.

4.3.2 Policy 28: Design and appearance
Policy 28 suggests that house extensions are generally acceptable providing they are *"...sympathetic to the existing house in height, form, proportions, window details and materials..."* and *"...pitched roofs are used where appropriate..."*

The proposed extension would have an acceptable relationship with the host dwelling in terms of its size and design. The extension would be located to the rear of the host property and would have little wider public impact.

In my view, the proposed extension would be compliant with the relevant local and national planning policy regarding house extensions and design.

4.3.3 Impact on the living conditions of neighbouring properties
The key issue for consideration is the impact that the proposed development would have on the living conditions of the adjacent properties.

4.3.4 The flank wall of the proposed extension would be located in close proximity to the boundary line with no. 62 to the west. However, the extension would not have such a projection beyond the rear wall of the house that it would result in a significant loss of light to windows on the rear of this property. It is unfortunate that the extension would result in a two storey section of brickwork facing no.62 but, given the relatively modest projection of the extension, I do not consider that the extension would be significantly overbearing. New windows would face into the rear of the application site and would not result in any loss of privacy for this property.

4.3.5 The proposed extension would be positioned several metres away from no.60 to

the east and therefore I am satisfied that the living conditions of this property would not be significantly affected.

4.3.6 Car parking
The proposed development would not trigger the requirement for additional car parking to be provided within the application site.

4.4 **Conclusion**

4.4.1 In the absence of material planning reasons to the contrary it is my view that planning permission should be **GRANTED.**

5.0 **Recommendation**

5.1 That planning permission is **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. 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.