DELEGATED FILE NOTE

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

APPLICATION REFERENCE	BRIEF DESCRIPTION OF DEVELOPMENT	APPLICATION SITE
18/00964/FPH	Two storey rear extension and single storey side extension (as amended by drawing 2017-05-PL-101A received 21/05/2018).	53 Highbury Road Hitchin Hertfordshire SG4 9RY

Submitted Plan Nos

PL100 PL101A SUR100 SUR101

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
Section 12 – Conserving and enhancing the historic environment

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
HE1 – Designated heritage assets

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 **Public Notice/ local residents**
No representations received.

4.0 **Planning Considerations**

4.1 **Site and Surroundings**

4.1.1 53 Highbury Road is a detached dwelling.

4.2 **Proposal**

4.2.1 Part two, part single storey rear and side extension. The single storey side extension would have a hipped roof and would extend the full depth of the main house and extend out to the boundary line. The two storey element would have a gable projection to match the main house whilst a smaller single storey flat roof extension is also proposed for the rear.

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 effect on the character and appearance of the area and if the proposal would preserve or enhance the character and appearance of the Hitchin Conservation

Area.
--The effect on the living conditions of neighbouring properties.
--The effect on highway safety and car parking in the area.

4.3.2 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. There would be a limited wider visual impact but the parts that would be visible would have an acceptable impact in any case.

4.3.3 Impact on the conservation area

The proposed development would be primarily to the rear of the building and would not have a significant impact on the wider character or appearance of the conservation area. The proposal would, as a minimum, preserve the character and appearance of the conservation area.

4.3.4 Impact on neighbouring properties

The proposed extension would be set away from the boundary with the neighbour to the south-west and as such would not have a negative impact on the living conditions of this property.

4.3.5 Other neighbouring properties would not be negatively affected by the proposal.

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.**

4.5 **Alternative options**

4.5.1 None applicable.

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.

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 May 2018	