DELEGATED FILE NOTE

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

APPLICATION REFERENCE	BRIEF DESCRIPTION OF DEVELOPMENT	APPLICATION SITE
18/01116/FPH	Two storey side extension and part two storey and part single storey rear extension following demolition of existing rear conservatory (as amended by drawings 18106/02-1C received 18/05/2018 and 18106/2C, 3D and 4B received 23/05/2018).	8 Lower Innings Hitchin Hertfordshire SG5 2NA

Submitted Plan Nos

18106/OS 18106/02-1C 18106/02-2C 18106/02-3D 18106/02-4B 18106/01-4 18106/01-3 18106/01-2 18106/01-1

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 Sidey, 6 Lower Innings
Concerns summarised as follows:
--Extension unprecedented for a property of this type;
--Overlooking and loss of light;
--Loss of view.

4.0 **Planning Considerations**

4.1 **Site and Surroundings**

4.1.1 8 Lower Innings is a semi-detached dwelling.

4.2 **Proposal**

4.2.1 The proposal involves a part two, part single storey side extension and part two storey, part single storey rear extension.

The side extension is proposed to match the form and proportions of the main house and will project by 1.4m beyond the flank wall of the main house. The single storey element would project a modest distance beyond the front wall and would have a mono-pitch roof.

The rear extension would have two sections; a two storey hipped projection and a single storey flat roof element. Both elements of the extension would extend across

the full width of the main house (plus the proposed side extension) and would have a projection of 2.7m beyond the rear wall of the house.

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.
--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 development would have an acceptable relationship with the host dwelling in terms of its size and design. The extension has been designed in a manner which respects the form and proportions of the main house but remains somewhat sub-ordinate. The proposed development would have an acceptable visual appearance.

The flank wall of the two storey element would be set 1m from the boundary as is required by Policy 28 of the Saved Local Plan.

The proposed development would be compliant with the relevant planning policy relating to house and extensions and design.

4.3.3 Impact on neighbouring properties
10 Lower Innings
The proposed two storey elements would be set away from the boundary with this property and would thus not have an impact on the living conditions of this property. The single storey element would be situated closely adjacent to the flank boundary with this property but it would not have a significant impact due to its modest height and projection. New window are proposed to face into the rear garden of the application site and would not result in a loss of privacy.

4.3.4 *6 Lower Innings*
The flank of the extension would be located approximately 1m from the boundary with this property whilst the flank wall of no.6 would be set approximately 2m from the boundary. The key issue in my view is the impact that the extension would have on the windows positioned at ground floor level on the flank wall of no.6. Both windows appear to serve the kitchen whilst this room also appears to be partly served by the window on the rear of the single storey rear extension. The two ground floor windows on the flank elevation would face west and I do not consider that sunlight to either is unlikely to be significantly affected. Moreover, the flank wall of the extension would be situated some 3m from these windows and therefore I do not consider that the extension would be in such proximity to this window that it would be significantly harmful. In addition, the roof of the two storey rear projection has been amended during the application process to hip the roof and lower the ridge height.

No.6 has been extended at single storey level at the rear and therefore windows at

the rear of the single storey element would not be affected by the proposed extension. The first floor window closest to the boundary with the application site is unlikely to be affected but appears to serve a bathroom in any case.

Rear and front facing windows would not result in a loss of privacy for this property. New first floor windows would be obscure-glazed top-openers. The larger of the ground floor window would essentially be a replacement for the window which is located on the flank wall of the existing house and therefore I raise no objection.

Overall I do not consider that the proposed extension would result in any material harm to the living conditions of no.6 Lower Innings.

4.3.5 *Others*
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.

4.3.7 Other matters
Other matters brought to my attention include potential disruption during the course of the development. However, this matter is not material to the decision and therefore I am unable to attribute any weight to this matter.

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.

3. The windows at first floor level on the east-facing flank elevation of the development hereby permitted shall be permanently glazed with obscure glass and shall be non-opening unless the parts of the window that can be opened are 1.7m above the floor level of the room within which the window is installed.

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

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: 29 May 2018	