DELEGATED FILE NOTE

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

APPLICATION REFERENCE	BRIEF DESCRIPTION OF DEVELOPMENT	APPLICATION SITE
18/00218/FPH	Two storey side extension and single storey rear extension following demolition of existing conservatory.	52 Symonds Road Hitchin Hertfordshire SG5 2JL

Submitted Plan Nos

1252:01; 1252:02

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. 50, 54 Symonds Road and No. 23, 24 Fosman Close were notified on 09/02/2018. No representations have been received.

3.4 **Parish Council / Statutory Consultees:**

N/A

4.0 **Planning Considerations**

4.1 **Site and Surroundings**

4.1.1 No. 52 is a two storey property situated on the west side of Symonds Road within a predominately residential area of Hitchin. The property features an existing lean to at the side of the dwelling and rear conservatory extension. The site benefits from off-street parking for 1 car and no on-street car parking restrictions are in place.

4.2 **Proposal**

4.2.1 Planning permission is sought for the erection of a part single, part two storey side and single storey rear extension. The side extension would measure 2.5m wide, 8m in depth and 7.6m in height with 4.8m to the eaves. The single storey rear extension would measure 3.2m in depth, 7m wide and 3.7m in height with 2.5m to the eaves.

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 occupies a relatively small plot set back from the public highway. The proposed extension would be visible from within the street scene. The two storey extension would retain a gap of 750mm at ground floor level and 1.1m at first floor level. The development would therefore not result in the terracing of the street scene and be in compliance with Policy 28 of the Local Plan.

4.3.4 The proposed design would be appropriate to that of the original dwelling in terms of roof form and use of materials. It is considered that, whilst large, the proposed development would not result in an unacceptable adverse impact upon the character and appearance of the property within the street scene.

4.3.5 The proposed single storey rear extension would be screened from view of the street scene. Furthermore, the design of the rear extension would be appropriate to the host dwelling whilst remaining subservient.

4.3.6 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:

4.3.7 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. 50 and 54 Symonds Road. Given the limited rearward projection of the single storey extension, there would be no unacceptable impact upon the light, privacy or amenity to the occupiers of No. 50 Symonds Road.

4.3.9 No. 54 Symonds Road features no existing side facing windows facing in the direction of the application site. There would therefore be no overbearing or overshadowing impact resulting from the development upon the occupiers of No. 54. Furthermore, the limited depth of the rear extension would result in no unacceptable impact upon the amenity of the neighbouring occupiers.

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 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.

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: 12 March 2018	