DELEGATED FILE NOTE

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

APPLICATION REFERENCE	BRIEF DESCRIPTION OF DEVELOPMENT	APPLICATION SITE
18/00759/FPH	Single storey front extension, removal of existing ground floor windows and insertion of new window to Side/Rear Elevation. Part demolition of existing brick garden wall and replacement with new gate. Removal and replacement of existing dormer to front elevation.	The Corner House Kimpton Road Oakhills Welwyn Hertfordshire AL6 9NN

Submitted Plan Nos

PL_E001; PL_E002; PL2_E100; PL2_P100

1.0 Policies

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

Policy 2 – Green Belt
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
Chapter 9 – Protecting Green Belt Land

1.3 **North Hertfordshire Draft Local Plan 2011-2031 - (Approved by Full Council 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 SPD (2011)

2.0 **Site History**

2.1 06/02717/1 – Replacement dwelling with detached triple garage following demolition of existing dwelling – Granted Conditional Permission on 31/01/2007.

2.2 17/04257/FPH – Single storey rear extension following demolition of existing conservatory – Granted Conditional Permission on 13/02/2018.

3.0 **Representations**

3.1 **Site Notice:**

Start Date: 13/04/2018 Expiry Date: 04/05/2018

3.2 **Press Notice:**

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

3.3 **Neighbouring Notifications:**

The owners/occupiers of No. 34 Oakhill Drive and Springwood, Kimpton Road were notified on 23/03/2018. No neighbouring representations have been received.

3.4 **Parish Council / Statutory Consultees:**

Codicote Parish Council – No comments received.

4.0 Planning Considerations

4.1 Site and Surroundings

4.1.1 The Corner House is situated on the junction between Kimpton Road and Oakhill Drive. The property features a red brick finish with wooden fenestration and is a replacement dwelling approved in 2007. The property is situated on a large plot overlooking countryside to the south west and is well screened by brick walls and mature hedges. The application site is situated within the Green Belt and is not situated within a Conservation Area.

4.2 Proposal

4.2.1 Planning permission is sought for the erection of two separate single storey front extensions within the front elevation of the property and the insertion of a dormer window at first floor level. The application also includes alterations to openings, the insertion of a new window to the side and rear elevation and the cladding of the front boundary wall and access gate.

4.2.2 The front extension centrally sited within the front two gables would measure approximately 1.8m in depth, 7m wide and 3.6m in height. The smaller front extension set to the side of the front elevation would measure approximately 700mm in depth, 3.8m wide and 2.7m in height. The dormer window would measure 1.8m in depth, 3.4m wide and 1.4m in height.

4.3 Key Issues

4.3.1 The key issues for consideration are as follows:

--The acceptability of the principle of the proposed extension in the Green Belt and the resultant visual impact of such a development.

--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.

Impact on Green Belt:

4.3.2 Chapter 9 of the National Planning Policy Framework (NPPF) notes that great importance should be attached to the Green Belt and that the main aim of Green Belt policy is to keep land permanently open. Paragraph 87 states that inappropriate development should not be approved. Paragraph 89 goes on to states that "*a local planning authority should regard the construction of new building as inappropriate in Green Belt. Exceptions to this are: the extension or alteration of a building provided it does not result in disproportionate additions over and beyond the size of the original building*"

4.3.3 Policy 2 of the District Local Plan takes the view that *"Except for proposals within settlements which accord with Policy 3, or in very special circumstances, planning permission will only be granted for new buildings, extensions, and changes of use of buildings and of land which are appropriate in the Green Belt, and which would not result in significant visual impact."*

4.3.4 The proposed development would result in a limited increase upon that of the existing property given the limited scale of the proposed development. The extension would be contained predominately within the front two projecting gables of the existing dwelling. Whilst it is noted that a single storey extension has been granted to the rear, this has not yet been constructed and therefore limited weight can be afforded to the combined impact upon the openness of the green belt.

4.3.5 The proposed extensions and alterations would be well screened from view of public viewpoints given the nature of the property within the locality. The properties front elevation faces onto a neighbouring party boundary and is not visible from within any nearby public highways. Furthermore, the extensions would be contained within the front facing gable projections further screening the development. It is considered that the proposal would not result in the closure of gaps or loss to the openness of the Green Belt.

4.3.6 In consideration of both national and local planning policy, the proposed development would, on balance, not result in any unacceptable significant impact upon the openness of the Green Belt.

Design and Appearance:

4.3.7 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.

4.3.8 The application dwelling sits within a relatively large plot well screened from view from within the surrounding locality. The proposed single storey extension would be relatively large within the front elevation. However, given the single storey nature of the extension and limited depth, the extension would, on balance, remain subservient to the character of the host dwelling.

4.3.9 The materials proposed consist of bronze cladding and aluminium fenestration, which would be of modern appearance in the context of the existing dwelling. The use of modern materials is not a predominant characteristic within the locality of the application site. However, given the high quality nature of the proposed materials and well screened nature of the property, it is considered that the proposed development would, on balance, not result in an unacceptable adverse impact upon the appearance of the host dwelling. Furthermore, the property is not situated within a Conservation Area.

4.3.10 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:

4.3.11 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.

4.3.12 The property is well screened from view of properties within the locality, particularly given the relatively secluded nature of the application site. Furthermore, No. 34 Oakhill Drive is facing side on to the application site furthermore reducing any potential impact

or overlooking of the proposal. Additionally, the proposed fenestration to be inserted into the property would not result in any overlooking of neighbouring dwellings.

4.3.13 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:

4.3.14 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: 9 May 2018	