DELEGATED FILE NOTE

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

APPLICATION REFERENCE	BRIEF DESCRIPTION OF DEVELOPMENT	APPLICATION SITE
18/01108/FPH	Single storey side extension	Purwell Cottage Purwell Lane Hitchin Hertfordshire SG4 0NF

Submitted Plan Nos

1816-001 1816-002 1816-003B 1816-004B 1816-001

1.0 Policies

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

Policy 2 - Green Belt
Policy 3 – Settlements in the Green Belt
Policy 28 - House Extensions
Policy 55 - Car Parking Standards

1.2 **National Planning Policy Framework.**

Section 7 - Requiring good design
Section 9 – Protecting Green Belt land

1.3 **Emerging Local Plan 2011-2031 (Approved by Full Council 11th April 2017).**

SP2 – Settlement Hierarchy
D1 - Sustainable Design;
D2 – House extensions, replacement dwelling and outbuildings;;
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 **Public Notice/ local residents**
None received.

4.0 **Planning Considerations**

4.1 **Site and Surroundings**

4.1.1 Purwell End is a detached residential property. It is situated to the south of Purwell Lane in the north-eastern part of Hitchin. The site is in the Green Belt.

4.2 **Proposal**

4.2.1 Single storey side extension. The extension is proposed to extend beyond the south-facing elevation and would have a contemporary design. It would extend to the full depth of the main house and would extend by 5m beyond its flank wall. The extension would have a flat roof with a glazed roof lantern.

4.3 **Key Issues**

4.3.1 The key issues for consideration are as follows:
--The acceptability of the principle given the location in the Green Belt.
--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 Green Belt: NPPF
An exception as set out in para.89 of the National Planning Policy Framework (the Framework the extension of an existing building in the Green Belt is not inappropriate development provided that the extensions are not disproportionate with the original building. In this case I consider that the proposed extension would not be overly large and would therefore not be a disproportionate addition. It is therefore not inappropriate development.

4.3.3 Green Belt: Saved & Emerging Policy
The extension of a residential property in the Green Belt is 'appropriate' and the proposal would not have 'significant visual impact' in line with Saved Policy 2. Emerging Policy SP5 is largely consistent with the Framework and therefore the proposal would not be inappropriate development and therefore compliant with the Emerging Local Plan.

4.3.4 Design and appearance
The proposed extension would have an acceptable relationship with the host dwelling in terms of its size and design. It would therefore be a sympathetic addition in line with Saved Policy 28, Emerging Policy D2 and would be compliant with the provisions of the Framework. Moreover, it would be located in a fairly secluded location and would not have a particularly significant wider visual impact.

4.3.5 Impact on neighbouring properties
The proposed extension would be set away from the boundary with the neighbouring properties and would be modest in size. As such, I do not consider that the proposal would cause any harm to the living conditions of neighbouring properties.

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: 4 June 2018	