DELEGATED FILE NOTE

CASE OFFICER: ...Tom Rea.....

APPLICATION REFERENCE	BRIEF DESCRIPTION OF DEVELOPMENT	APPLICATION SITE
18/00813/FPH	Two storey side extension	87 Westwood Avenue Hitchin Hertfordshire SG4 9LL

Submitted Plan Nos

1707 00 1707 01 1707 02 1707 03 1707 05 1707 06 1707 07 1707 021 1707 022 1707 023 1707 024 1707 025

1.0 Policies

LP28	House Extensions

LP57	Residential Guidelines and Standards
SECT7	Requiring Good Design
SPDDS	Design Supplementary Planning Document

2.0 **Site History**

2.1 17/04388/FPH Two storey side extension following demolition of existing car port, refused 14/2/18

3.0 **Representations**

3.1 **Site Notice/ Adjoining occupiers:** No representations received.

4.0 **Planning Considerations**

4.1 **Site and Surroundings**

4.2.1 Semi-detached property located on the south side of Westwood Avenue.

4.2 **Proposal**
See description.

4.3 **Key Issues**

4.3.1 **Design and impact on the character of the area**
No. 87 is a standard chalet style dwelling of fairly unassuming design and commonly found in the immediate locality. The proposed extension would have a subservient relationship to the main ridge through a slightly lower ridge height and would also extend the existing gabled roof design. In terms of its overall proportions and footprint the extension would not result in an excessive increase in size to the existing dwelling. The extension includes vertical timber boarding cladding at ground floor and dark brown cement slates which are similar to the main roof. The front rooflight is at a high level but is small and would not be an incongruous feature. Overall I consider that the extension is sympathetic to the main house in terms of scale, form external materials and fenestration.

A 1 metre gap between the first floor of the extension and the side boundary with No. 89 will be retained in compliance with Policy 28 of the local plan.

For the above reasons I consider that the development would be consistent with the provisions of Saved Policies 28 and 57 of the local plan.

4.3.2 **Impact on neighbouring properties**

Because of the location of the extension on the opposite flank elevation to No. 85 the extension would have no impact on the occupiers of No. 85 Westwood Avenue. There are no first floor windows on the flank elevation of No. 89 and only secondary windows at ground floor level. A 1.8m high close boarded fence along the boundary between the two properties would prevent any loss of privacy between these ground floor windows and the proposed door and window at ground floor level on the proposed side extension. The extension does not project beyond the rear elevation of No. 89. The proposed first floor flank window would be obscure glazed and fixed shut. As such I do not consider that the extension would have any significant impact on the residential amenities of the occupiers of No. 89.

4.3.4 **Car Parking**

The proposed extension would replace an existing car port. This would leave only sufficient space on the drive to park one car. However a widening of the existing drive could achieve an additional parking space and I do not therefore consider that an erosion of car parking facilities at the property through this extension would be a defendable reason for refusal.

4.4 **Conclusion**

The proposal is acceptable in planning terms.

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: 11 May 2018	