DELEGATED FILE NOTE

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

APPLICATION REFERENCE	BRIEF DESCRIPTION OF DEVELOPMENT	APPLICATION SITE
18/00893/FPH	Part two storey, part single storey rear extension following demolition of single storey rear extensions with associated ancillary works.	187 High Street Kimpton Hitchin Hertfordshire SG4 8QN

Submitted Plan Nos

PL.001; PL.002; PL.003; PL.004; PL.005; PL.006

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 - (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 No planning history.

3.0 **Representations**

3.1 **Site Notice:**

Start Date: Expiry Date:

3.2 **Press Notice:**

Start Date: Expiry Date:

3.3 **Neighbouring Notifications:**

The owners/occupiers of No. 185, 189 High Street and 15, 16 Coopers Lane were notified on 06/04/2018. Objections have been received from No. 185 and 189 High Street. The objections are summarised below:

- The village needs more affordable homes
- Plans are unclear

3.4 **Parish Council / Statutory Consultees:**

Kimpton Parish Council – No objection

4.0 **Planning Considerations**

4.1 **Site and Surroundings**

4.1.1 No. 187 High Street is a two storey semi-detached dwelling situated within a predominately residential area of Kimpton. The property features a rendered finish with off-street car parking to the front of the property.

4.1.2 Local characteristics of this part of High Street consist of semi-detached pairs of dwellings of matching scale and character to that of the application site. Parking is predominately off-street.

4.2 **Proposal**

4.2.1 Planning permission is sought for the erection of a part single, part two storey rear extension. The proposed single storey element would measure approximately 3.4m in depth, 3.2m wide and 3.4m in height with 2.3m to the eaves. The two storey element would measure approximately 3.4m in depth, 5.3m in width and 6.8m in height with 4.7m to the eaves. The two storey rear extension would project approximately 1.5m beyond the side of the host dwelling.

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 proposed development would be sited predominately to the rear of the application site and would result in the creation of a larger kitchen/dining area at ground floor level and bathroom and ensuite at first floor level. There would be no increase to the number of bedrooms within the property (currently three). Furthermore, the development would retain a 1m gap to the party boundary with No. 189 High Street and would therefore not result in a terracing effect upon this part of the street scene.

4.3.4 The development would be well screened from view of the surrounding street scene given its siting to the rear of the property. Whilst there would be a small part of the rear extension projecting beyond the side of the property, given its set back nature, it is considered that there would be no unacceptable impact upon the character and appearance of the host dwelling within the street scene.

4.3.5 The proposed design and appearance is considered acceptable due to the appropriate subservient appearance of the extension proposed. The roof form would be set below the existing roof ridge height of the property and would match the character of the existing roofslope. Furthermore, the materials proposed would be to match those of the existing dwelling.

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. 185 and 189 High Street. No. 185 forms the other half of this pair of semi-detached dwellings. The proposed development would project, at single storey level, approximately 3.4m rearward along the party boundary with No. 185. The proposed two storey element would not infringe upon the 45 degree visibility zone of the neighbouring ground floor fenestration. Given the above, it is considered that the proposed development would not result in any unacceptable impact upon the light, privacy or amenity to the occupiers of No. 185 High Street.

4.3.9 No. 189 High Street is detached from the application site and features a two storey rear projection original to the property. The proposed development would not project beyond the rear elevation of the neighbouring dwelling, nor would the development infringe upon the 45 degree visibility zone of neighbouring ground floor rearward facing fenestration. It is therefore considered that the proposed development would not result in any unacceptable impact upon the amenities of the neighbouring occupiers.

4.3.10 The proposal includes the addition of two first floor side facing fenestration that would serve two separate bathrooms within the dwelling. It is considered appropriate to condition the two windows to be obscure glazed in order to protect neighbouring privacy and unless otherwise agreed in writing by the Local Planning Authority.

4.3.11 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:

4.3.12 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.

3. The window(s) at first floor level on the west elevation of the development hereby permitted shall be permanently glazed with obscure glass.

   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: 23 May 2018	