DELEGATED FILE NOTE

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

APPLICATION REFERENCE	BRIEF DESCRIPTION OF DEVELOPMENT	APPLICATION SITE
18/00246/FPH	Single storey side and rear extension.	11 Davis Crescent Pirton Hitchin Hertfordshire SG5 3RB

Submitted Plan Nos

WPD-39-17-01; WPD-39-17-02; WPD-39-17-03

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: 13/02/2018 Expiry Date: 06/03/2018

3.2 **Press Notice:**

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

3.3 **Neighbouring Notifications:**

The owners/occupiers of No. 9, 13 Davis Crescent and No. 35 Bunyan Close were notified on 05/02/2018. No neighbouring representations have been received.

3.4 **Parish Council / Statutory Consultees:**

Pirton Parish Council – No comments received.

4.0 **Planning Considerations**

4.1 **Site and Surroundings**

4.1.1 No. 11 is a two storey end-terrace dwelling situated on the east side of Davis Crescent and within a predominately residential area of Pirton. The property is not situated within the Green Belt or Conservation Area.

4.2 **Proposal**

4.2.1 Planning permission is sought for the erection of a single storey side and rear extension that would wrap around the existing dwelling. The side extension would project 2m from the side elevation of the host dwelling and feature a depth of 5.5m. The rear extension would measure 3m in depth and 9.8m in width.

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 dwelling is situated within a large plot well set back from the street scene and benefits from high level established vegetation along the boundaries of the property. The proposed single storey side and rear extension would be partially visible from within the street scene. Additionally, given the size and scale of the development, it is considered that the development would remain subservient to the host dwelling and therefore not result in a detrimental impact upon the character and appearance of the dwelling.

4.3.4 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:

4.3.5 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.

4.3.6 The application site is neighboured by No. 9 and 13 Davis Crescent. No. 9 adjoins the property to the north and does not feature any existing alterations to the dwelling. Given the limited 3m rearward projection of the single storey rear extension, it is

considered that the proposed development would not result in any unacceptable impact upon the light, privacy or amenities of the neighbouring occupiers.

4.3.7 No. 13 Davis Crescent is set away from the application site. Given the distance between the two neighbouring properties and limited scale of the proposed extension, it is considered that the development would result in no adverse impact upon the light, privacy or amenities of the neighbouring occupiers.

4.3.8 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:

4.3.9 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 completed before the expiration of 3 years from the date of this decision notice.

   Reason: As required by the Town and Country Planning (General Permitted Development) Order 2015, Schedule 2, Part 3, Class Q.2.-(3)

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	