DELEGATED FILE NOTE

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

APPLICATION REFERENCE	BRIEF DESCRIPTION OF DEVELOPMENT	APPLICATION SITE
18/01370/FPH	Single storey side and rear extension.	145 Wymondley Road Hitchin Hertfordshire SG4 9QJ

Submitted Plan Nos

680/01B

1.0 Policies

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

Policy 28 - House Extensions
Policy 55 - Car Parking

2.2 **National Planning Policy Framework**

Chapter 7 - Requiring good design

2.3 **North Hertfordshire Draft Local Plan 2011-2031**

The submission 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

2.4 **Supplementary Planning Document**

Vehicle Parking at New Development SPD September 2011

2.0 **Site History**

2.1 None relevant.

3.0 **Representations**

3.1 **Local Residents**
No representations received.

4.0 **Planning Considerations**

4.1 **Site and Surroundings**

4.1.1 145 Wymondley Road is a modern detached bungalow.

4.2 **Proposal**

4.2.1 Single storey side and rear extension following the demolition of the existing conservatory and garage. The side extension is proposed to extend by 4m beyond the flank wall of the extnesion and will extend the full depth of the house. The roof is proposed to match that of the main house with eaves and ridge height to match. The single storey rear extension is proposed to extend across the full extent of the rear of the original house and the side extension and would project by **5m** beyond the rear wall of the house. It will have a shallow-pitched roof with a maxmimum height of 2.8m.

Facing materials are proposed to match those used in the construction of the host dwelling.

4.3 **Key Issues**

4.3.1 The key issues for consideration are as follows:
--The impact that the proposed development would have on the living conditions of neighbouring properties.
--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 car parking in the area.

4.3.2 Impact on neighbouring properties
On the previous application recently approved under application 17/01628/1HH I concluded that the proposal would not have a significant impact on any of the adjacent properties. The proposal in front of me here is slightly different in that the single storey rear extension is now proposed to be 5m deep rather than 4m. However, I do not consider that this additional projection of one metre would cause any material harm to the living conditions of no.147 Wymondley Road which located to the east. Other neighbouring properties would not be affected.

4.3.3 Design and appearance
Previously I raised no objection to the design and I am minded to reach the same conclusion here given that the design is much the same as previously permitted albeit on a slightly larger scale.

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 N/A

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: 27 June 2018	