DELEGATED FILE NOTE

CASE OFFICER: ...Heather Lai.....

APPLICATION REFERENCE	BRIEF DESCRIPTION OF DEVELOPMENT	APPLICATION SITE
18/00995/FPH	Single storey rear extension.	12 South Road Baldock Hertfordshire SG7 6BY

Submitted Plan Nos

18/22-1; 18/22-2; Location Plan

1.0 Policies

1. Policy

1.1. North Hertfordshire District Council Local Plan No. 2 with alterations

Policy 28 – Housing Extensions
Policy 55 – Car Parking Standards

1.2. National Planning Policy Framework

Section 7 – requiring good design

1.3. Emerging Local Plan 2011-2031 (Approved by Full Council 11th 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 September 2011

2. Site History

84/01001/1: Single storey side extension, demolition of garage. Approved on 30.07.1984.
06/02080/1HH: Two storey rear extension. First floor front extension. Approved on 08.11.2006.

3. Representations

Local residents
No representations received

4. Planning Considerations

4.1. Site and Surroundings

The application site is a two storey detached dwelling located on the corner of South Road and Limekiln Lane. To the west it borders on to Limekiln Lane, and to the east it is adjacent no. 18 South Road. It has a large rear garden, and backs on to the side of no. 1 Limekiln Lane.

4.2. Proposal

The proposal seeks permission to erect a single storey rear extension to replace an existing pergola on site.

4.3. Key Issues

The key issues for consideration are as follows:

- The acceptability of the design of the proposed extension and its resultant impact on the character and appearance of the area.
- The impact the proposed development would have on the living conditions of neighbouring properties.
- The impact that the proposed development would have on car parking in the area.

4.3.1. Design:

Policy 28 suggests that house extensions are generally acceptable providing they are *"...sympathetic to the existing house in height, form, proportions, window details and materials..."* and *"...pitched roofs are used where appropriate..."*
The application site has been extended previously on several occasions, as detailed in the site history above. The erection of a single storey rear extension which would be half the width of the existing dwelling and measure 6.1m by 3.2m is considered to be subservient to the existing host dwelling and would be formed of similar materials. The proposed extension is to be finished in render, with aluminium windows and bi-folding doors. There are to be three rooflights to the flat roof.
The proposed extension would be visible only from limited private views, and is considered to be acceptable in terms of its visual amenity and impact on the character of the area. It is acceptable in design terms.

4.3.2. Amenity

The closest affected property to the application site is no. 18 South Road, a two storey semi detached property. The flank wall of no. 18 is adjacent the application site to the east, and has a ground floor kitchen window which would be located approximately 2.3m from the proposed extension which would have a height of 2.6m. There is to be a thin, high level window to this side elevation, which would be above 2m.
While there will be an impact on the ground floor kitchen window to no. 18 South Road in terms of loss of light and sense of enclosure, given the existing situation, this window has already been compromised by the host building, and there is a boundary wall of 1.8m high. As such, while the site is located to the west of this window it is considered the impact will not be material and will not result in such an unacceptable situation to warrant refusing the application.

The proposed high level window to the side of the extension will be above 2m, will be short in height, and as such will not result in a material loss of privacy. The bi-folding doors will face to the south-west, on the rear and side of the proposed extension and will be at some distance to the closest habitable properties on Limekiln Lane, namely nos. 1 and 2. As such it is considered the proposal will not result in a material amenity impact to properties to the rear and western sides of the sites on Limekiln Lane, namely in terms of loss of light, sense of enclosure and loss of privacy.

The erection of a single storey rear extension of half-width to the host building is acceptable in amenity terms.

4.3.3. Car Parking Standards:

The proposed development would not trigger the requirement for additional car parking to be provided within the application site.

4.4. Conclusion

In the absence of material planning reasons to the contrary it is my view that planning permission should be **GRANTED.**

5. 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: 6 June 2018	