DELEGATED FILE NOTE

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

APPLICATION REFERENCE	BRIEF DESCRIPTION OF DEVELOPMENT	APPLICATION SITE
18/00853/FPH	First floor extension above existing garage. Alterations to roof, conversion of garage into habitable room and new balcony to side elevation.	3 Ninesprings Way Hitchin Hertfordshire SG4 9NG

Submitted Plan Nos

1810-001 1810-008 1810-004 1810-007

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 84/01534/1 - Erection of two single storey side extensions – Granted Conditional Permission on 09/11/1984.

2.2 84/01535/1 - Erection of two storey side extension – Granted Conditional Permission on 09/11/1984.

2.3 84/01536/1 - Erection of two and single storey side extension – Granted Conditional Permission on 09/11/1984.

3.0 **Representations**

3.1 **Site Notice:**

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

3.2 **Press Notice:**

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

3.3 **Neighbouring Notifications:**

The owners/occupiers of No. 1, 5 Ninesprings Way and No. 80 Wymondley Road were notified on 29/03/2018. Objections have been received from No. 1 Ninesprings Way and No. 80 Wymondley Road. The objections are summarised below:

- The proposed balcony would overlook neighbouring properties resulting in a direct impact upon privacy.
- The proposed balcony would be out of character with the neighbourhood.

- Objections to the raising of the ground level next to No. 80 Wymondley Road to incorporate a raised patio area. This would result in the overlooking of the neighbouring gardens.
- Increasing the height of the fence would result in the loss of light into the neighbouring garden of No. 80 Wymondley Road and would be out of character with the area.

3.4 **Parish Council / Statutory Consultees:**

N/A

4.0 **Planning Considerations**

4.1 **Site and Surroundings**

4.1.1 No. 3 is a two storey detached property situated on Ninesprings Way within a predominately residential area of Hitchin. The property features an existing conservatory to the rear and raised garden. The site benefits from off-street car parking for approximately two cars.

4.2 **Proposal**

4.2.1 Planning permission is sought for the erection of a first floor extension that would sit above the existing garage and a single storey rear extension to replace the existing conservatory. The single storey rear extension would measure approximately 3.4m in depth, 10.3m wide and 3.2m in height. Alterations are also proposed to the roof of the property and the conversion of the garage into habitable space.

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 first floor extension would be sited to the front of the host dwelling above the existing single storey garage. Whilst visible from within the street scene, the proposed extension and alterations to the roof form are considered appropriate to the character of the host dwelling and that of the surrounding area.

4.3.4 The proposed single storey rear extension would be sited to the rear of the property and out of view of the surrounding street scene. Given the limited scale of the rear extension, it is considered that the development would not result in a disproportionate addition to the host dwelling and is therefore considered appropriate development.

4.3.5 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:

4.3.6 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.

4.3.7 The application site neighbours No. 1 Ninesprings Way to the north, with No. 5 Ninesprings Way angled away from No. 3 to the south and No. 80 Wymondley Roads rear garden set adjacent to the rear boundary of No. 3.

4.3.8 The proposed first floor development would result in no unacceptable impact upon the amenities of neighbouring occupiers given the siting of the extension above the garage set to the front of the property. Furthermore, the proposed single storey rear extension would not result in any overbearing impact upon neighbouring amenity given the siting of the development in relation to neighbouring properties.

4.3.9 The application includes the addition of a small balcony at first floor level to the north elevation. Whilst it has been noted the concerns raised over the possibility of overlooking resulting from the balcony, it is considered that there is sufficient separation distance between properties and screening provided by boundary treatment and vegetation that would mitigate any overlooking as a result of the balcony. Furthermore, concern was raised over the placement of the patio and raising of the fence height along the boundary with No. 80 Wymondley Road. Given the relationship between No. 80 and the application site, the proposed development would result on no unacceptable impact upon the amenity space of No. 80 Wymondley Road.

4.3.10 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:

4.311 Sufficient off-street car parking would be provided at the site, 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.

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: 15 May 2018	