DELEGATED FILE NOTE

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

APPLICATION REFERENCE	BRIEF DESCRIPTION OF DEVELOPMENT	APPLICATION SITE
18/01103/FPH	Single storey front and rear extensions	95 Symonds Road Hitchin Hertfordshire SG5 2JJ

Submitted Plan Nos

Location plan EAS/18/01 EAS/18/02

1.0 Policies

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

Policy 28 - House 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

2.0 **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 95 Symonds Road is a semi-detached residential property.

4.2 **Proposal**

4.2.1 This development proposal involves two elements:

--Single storey front extension. The extension would have a pitched roof and would extend the existing garage.

--Single storey rear extension. The extension is proposed to extend across the full width of the property and would extend to a maximum depth of 4m beyond the rear wall of the main house. It would have a flat roof set within a parapet.

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 effect on the character and appearance of the area.

--The effect on the living conditions of neighbouring properties.
--The effect on highway safety and car parking in the area.

4.3.2 Design and appearance
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..."*

Both aspects of the proposed development would have an acceptable relationship with the host dwelling. The proposals would have an acceptable impact on the character and appearance of the area.

In my view the proposed development would be compliant with the relevant local and national planning policy regarding house extensions and design.

4.3.3 Impact on neighbouring properties
Due to the layout of the houses the proposed development is unlikely to have a significant impact on the living conditions of the adjacent property to the west, no.97 Symonds Road. The rear extension would be in close proximity to the adjoining property no.93 but this property has already been extended at single storey level and I do not consider that it would be significantly affected by the proposal.

4.3.4 Other neighbouring properties would not be negatively affected by the proposal.

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

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 None applicable.

5.0 **Recommendation**

5.1 That planning permission is **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: 31 May 2018	