DELEGATED FILE NOTE

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

APPLICATION REFERENCE	BRIEF DESCRIPTION OF DEVELOPMENT	APPLICATION SITE
18/01195/FPH	Single storey rear extension following demolition of existing rear extension	Spindle Cottage Hitchin Road Preston Hitchin Hertfordshire SG4 7TZ

Submitted Plan Nos

18.09:02 18.09:03 18.09:01A 18.09:04B 18.09.05B

1.0 Policies

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

Policy 6 – Rural Area Beyond the Green Belt
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
Chapter 12 – Conserving and enhancing the historic environment

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
CGB1 – Rural Areas beyond the Green Belt
HE1 – Designated heritage assets

1.4 **Pirton Neighbourhood Development Plan 2011-2031**

Policy PNP 2 – Design and Character
Policy PNP 3 – Residential Extensions
Policy PNP 13 – Car Parking

1.5 **Supplementary Planning Document**

Vehicle Parking at New Development SPD (2011)

2.0 **Site History**

2.1 18/01086/LBC - Single storey rear extension following demolition of existing rear extension. Internal and external alterations – Accompanying application.

3.0 **Representations**

3.1 **Site Notice:**

Start Date: 21/05/2018 Expiry Date: 11/06/2018

3.2 **Press Notice:**

Start Date: 24/05/2018 Expiry Date: 14/06/2018

3.3 **Neighbouring Notifications:**

The owners/occupiers of Chequers End, The Chequers, Sadlers End were notified on 14/05/2018. No neighbouring representations have been received.

3.4 **Parish Council / Statutory Consultees:**

Preston Parish Council – No objection.

NHDC Conservation Officer – "It is considered that the proposed replacement rear extension, external and internal alterations (as amended by drawing nos.18.09:01 Rev A; 18.09:04 Rev B and 18.09:05 Rev B) will not harm the building's special character or harm the character or appearance of the Preston Conservation Area. Subject to the above conditions, I raise **NO OBJECTION** on the basis that the proposal will satisfy the provisions of Sections 16 and 72 of the Planning (Listed Buildings and Conservation Areas) Act 1990 and as supported by the aims of Sections 7 and 12 of the NPPF. The proposal would also satisfy the aims of paragraphs 131 and 132 of the NPPF and Policy HE1 of the North Hertfordshire Local Plan 2011 - 2031 (Proposed Submission, October 2016)."

4.0 **Planning Considerations**

4.1 **Site and Surroundings**

4.1.1 Spindle Cottage is a Grade II Listed Building sited on Hitchin Road in Preston. The list entry describes the property as follows:

"*House. 'IE 1717' in metal letters on front, S part C20 extension. Red brick in Flemish-bond, now painted. Steep old red tile roof. A 1½ storeys, 3-cells house facing E, with matching one cell S extension. E front has plinth, 4 windows with segmental arches, and 4 gabled dormers at the eaves. 2-light casement windows with leaded glazing to dormers. Similar to S window. 2 3-light similar windows to left of plank door. Canted oriel replaces window on right. Internal chimney near middle for kitchen, external N gable chimney for parlour. A 3-cells plan originally with entrance into large lobby with stair rising to left and service room partitioned off to rear. Partition below axial beam. S cell a kitchen greatly narrowed by the large internal chimney and fireplace with high plain lintel. Parlour at E with longitudinal beams in ceiling and moulded fire surround. Plain beams and squared joists. Run-out chamfers. Re-used timbers in roof, some smoke-blackened. No evidence that it was ever a single-storey house.*"

4.2 **Proposal**

4.2.1 Planning permission is sought for the erection of a single storey rear extension to replace part of the existing structure. The rear extension would measure approximately 4.1m in depth, 5.9m in width and 2.8m in height. The extension would feature a flat roof design with both rear and side facing fenestration. No other external alterations are proposed.

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 Grade II Listed Building and surrounding Conservation 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, Appearance and Impact on the Conservation Area:

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). The proposed development would be sited to the rear of the application site and out of view of public highway viewpoints.

4.3.3 Within a Conservation Area, the Council has a duty to pay special attention to the desirability of preserving or enhancing the character or appearance of that area, in accordance with Section 72 of the Listed Building and Conservation Areas Act (1990). Furthermore, Chapter 12 of the National Planning Policy Framework (NPPF) sets out guidance relating to conserving and enhancing the historic environment.

4.3.4 It is considered that the development would be an appropriate addition to the Grade II Listed Building given its appropriate design. Furthermore, the materials proposed would be of high quality and in keeping with the special character of the dwelling.

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 Grade II Listed Building nor the Preston Conservation Area and would therefore be compliant with both Local and National Planning Policy.

Impact on Neighbouring Amenities:

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 Given the siting of the rear extension and separation between the application site and nearby neighbouring dwellings, it is considered that the proposed development would not result in any adverse impact upon the light, privacy or amenity of neighbouring occupier. The proposal would therefore be complaint with Policy 28 of the District Local Plan and the aims of the National Planning Policy Framework.

Highways and Parking:

4.3.8 The proposed development would not result in the increased need for car parking. Therefore no car parking issues would arise 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. The Council acted proactively through positive engagement with the applicant during the determination process which led to improvements to the scheme. 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: 30 July 2018	