DELEGATED FILE NOTE

CASE OFFICER: ...Tom Rea.....

APPLICATION REFERENCE	BRIEF DESCRIPTION OF DEVELOPMENT	APPLICATION SITE
18/00772/FPH	Two and a half storey front extension, insertion of gable window on North East elevation and roof lights to facilitate conversion of loft into habitable space.	15 Benslow Rise Hitchin Hertfordshire SG4 9QX

Submitted Plan Nos

01A; 02; 06B; 07A

1.0 Policies

LP28 House Extensions

LP57 Residential Guidelines and Standards

SECT7 Requiring Good Design

2.0 **Site History**

2.1 02/000405/1HH: Single and two storey rear extension - implemented

3.0 **Representations**

3.1 **Site Notice/ Adjoining occupiers:** No responses received.

4.0 **Planning Considerations**

4.1 **Site and Surroundings**
Detached house located on the west side of Benslow Rise

4.2 **Proposal**
See description.

4.3 **Key Issues**

4.3.1 The key issues are design and impact on the street scene, impact on neighbouring property and car parking

4.3.2 **Design and impact on the street scene**
The existing front elevation of the property presents a well balanced and symmetrical appearance with a central gabled feature with a modest projection and low subservient ridgeline.

The proposed two and half storey front extension would unbalance the front elevation of the property with a tall gabled feature with higher eaves line than the existing roof. The exiting gable feature will be partly obscured by the new front extension. The proposed extension introduces two wide window openings which dominate the facade of the extension.

Overall it is considered that the proposed front extension by reason of its height, additional second storey, high eaves line and inappropriate fenestration would not be sympathetic to the design and appearance of the existing building contrary to the criteria set out in Policy 28 of the local plan. In addition the provision of the two and half storey front extension would have result in an incongruous addition to the dwelling

when viewed from Benslow Rise adversely affecting the visual amenities of the street scene contrary to Policy 57 of the local plan.

4.3.3 **Impact on neighbouring occupiers**
The proposed extension and loft conversion would have no significant impact on neighbouring occupiers amenity.

4.3.4 **Car Parking**
Adequate parking would remain for the occupiers of the extended dwelling. In any event the site is within a controlled parking zone where residents would have access to car parking permits if required.

4.4 **Conclusion**
The proposed extension is unacceptable in design terms and contrary to the above relevant polices of the local plan.

5.0 **Recommendation**

5.1 That planning permission be **REFUSED** for the following reasons:

1. The proposed front extension by reason of its height, additional second storey, high eaves line and inappropriate fenestration would not be sympathetic to the design and appearance of the existing building contrary to the criteria set out in Policy 28 of the local plan. In addition the provision of the two and half storey front extension would have result in an incongruous addition to the dwelling when viewed from Benslow Rise adversely affecting the visual amenities of the street scene contrary to Policy 57 of the local plan.

Proactive Statement:
Planning permission has been refused for this proposal for the clear reasons set out in this decision notice. The Council has not acted proactively through positive engagement with the applicant as in the Council's view the proposal is unacceptable in principle and the fundamental objections cannot be overcome through dialogue. Since no solutions can be found the Council has complied 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	Development Management North Hertfordshire District Council Council Offices Gernon Road Letchworth Herts SG6 3JF

Determining Officer	
Date: 1 May 2018	