DELEGATED FILE NOTE

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

APPLICATION REFERENCE	BRIEF DESCRIPTION OF DEVELOPMENT	APPLICATION SITE
18/00542/FPH	Part two storey and part single storey side extensions and single storey rear extension.	9 Westbury Close Hitchin Hertfordshire SG5 2NS

Submitted Plan Nos

Loc Plan AUL/17/01 AUL/17/02

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 None relevant.

3.0 **Representations**

3.1 **Site Notice:**

Start Date: 12/03/2018 Expiry Date: 02/04/2018

3.2 **Press Notice:**

Start Date: Expiry Date:

3.3 **Neighbouring Notifications:**

The owners/occupiers of No. 7, 11 Westbury Close and No. 2 and 4 Spellbrooke were notified on 05/03/2018. No neighbouring representations have been received.

3.4 **Parish Council / Statutory Consultees:**

N/A

4.0 **Planning Considerations**

4.1 **Site and Surroundings**

4.1.1 No. 9 is a two storey semi-detached bungalow situated on a junction within Westbury Close in Hitchin. The property features a brick finish and uPVC fenestration. There is an existing detached garage to the rear and one off-street car parking space.

4.1.2 The local characteristics of this part of Westbury Close consist of predominately semi-detached dwellings of similar scale to that of the application site. The area also consists of a mixture of on-street and off-street car parking. The application site is not situated within the Hitchin Conservation Area or Green Belt.

4.2 **Proposal**

4.2.1 Planning permission is sought for a part single storey, part two storey side and rear extension. The development would wrap around the host dwelling and project 3m from the rear elevation of the host dwelling at both ground and first floor levels. The side extension would project 4.6m from the side elevation leaving a gap to the public highway.

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 application site is sited within a prominent part of Westbury Close. However , there are a number of visible two storey side extensions and single storey rear extensions visible within the area. The proposed development would wrap around the host dwelling in view of the surrounding street scene and result in the large increase in the size of the existing property.

4.3.4 Whilst the development would be large, the proposed extension would be set back from the front elevation of the host dwelling and feature a lower ridge height compared to that of the host property. Furthermore, the roof form and materials would both be appropriate to that of the existing dwelling. Therefore, the development would be on balance sympathetic to the appearance of the host dwelling.

4.3.5 The development would be set away from the public highway and therefore reducing any overbearing impact that may occur upon the surrounding street scene.

4.3.6 Given the above, the proposed development would on balance not result in an unacceptable impact upon the character and appearance of the host dwelling within this part of the street scene. The development would 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:

4.3.7 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.

4.3.8 The application site is neighboured by No. 7 Westbury Close, which benefits from an existing rear conservatory. The proposed rear extension would project 3m from the rear of the host dwelling and therefore not result in any overbearing impact upon the neighbouring occupiers.

4.3.9 Given the siting of the application site within Westbury Close, the development would not result in an overbearing impact upon the occupiers of neighbouring properties within the area given the separation distance between dwellings.

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:

4.3.11 The proposed extension would result in the creation of two additional bedrooms increasing the total number within the property to five. The application site provides one off-street car parking space with no additional off-street car parking proposed.

4.3.12 Paragraph 39 of the NPPF (2012) notes that accessibility of the development, availability of public transport and local car ownership levels should be taken into account when considering local parking standards. The application site falls within a relatively central area of Hitchin and benefits from access to bus routes, local services and shops along Redhill Road. Moreover, given the sites proximity to Hitchin Town Centre with its wide range of local services and transport links, the lack of on-site car parking or the provision of a car parking space to serve the additional bedrooms are not considered necessary. As such, the lack of car parking provision is not considered a justified reason for refusal in this case.

4.3.13 In conclusion, although deemed insufficient when judged against Local Plan car parking policies, the proposal would be on balance acceptable given the provisions set out within the National Planning Policy Framework 2012.

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  Tom Rea Determining Officer	Development Management North Hertfordshire District Council Council Offices Gernon Road Letchworth Herts SG6 3JF
Date: 16 April 2018	