DELEGATED FILE NOTE

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

APPLICATION REFERENCE	BRIEF DESCRIPTION OF DEVELOPMENT	APPLICATION SITE
18/00452/FPH	Part single, part two storey side and rear extension	56 Browning Drive Hitchin Hertfordshire SG4 0QR

Submitted Plan Nos

01-1 01-2 01-3 2-1E 2-2D 2-3B OS

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**

The Local Plan has now been submitted to the Secretary of State, following completion of the final public consultation exercises and having been agreed and approved by Full Council in April 2017. The policies of the Draft Local Plan therefore carry limited weight at this stage, however the policies are to be afforded increased weight and consideration at each stage of the process up until full adoption. The policies of relevance in this instance are as follows:

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 17/04166/FPH – Two storey side extension – Refused on 23/01/2018.

3.0 **Representations**

3.1 **Site Notice:**

Start Date: 13/03/2018 Expiry Date: 03/04/2018

3.2 **Press Notice:**

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

3.3 **Neighbouring Notifications:**

The owners/occupiers of No. 55 and 57 Browning Drive were notified on 11/12/2017. 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. 56 is a two storey semi-detached dwelling situated on the west side of Browning Drive within a predominately residential area of Hitchin. The property backs onto St Michaels Road, which runs along the rear of the application site. No. 56 features a brick finish and no existing extensions. The dwelling is sited on the outside corner of the road with neighbouring properties following the curve.

4.1.2 The local characteristics of this part of Browning Drive consist of predominately semi-detached dwellings with off-street parking. The application site is not situated within a Conservation Area.

4.2 **Proposal**

4.2.1 Planning permission is sought for the erection of a part single and part two storey side and rear extension.

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 development would consist of a part single and part two storey side and rear extension with the first floor being set in from the party boundary by at least 1m. The two storey side extension would be to match the appearance of the existing dwelling with the front dormer window within the front elevation. Furthermore, part of the two storey side and rear element would be well set back from the front elevation of the host dwelling and would be screened from much of the street scene. Additionally the two storey extension would result in a similar appearance to that of the neighbouring dwelling. It is considered that the proposal would result in an acceptable impact upon the character and appearance of the host dwelling within the street scene.

4.3.4. 4.3.6 Given the above it is not considered that the proposed development would comply with Policy 28 of the Local Plan and the core principles set out in the National Planning Policy Framework (2012).

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. 55 and 57 Browning Drive. The proposed development would not result in any unacceptable adverse impact upon the amenities of No. 57 Browning Drive given the distance of the rear projection from the boundary with the neighbouring property.

4.3.9 No. 55 Browning Drive features an existing part single, part two storey side extension with no side facing windows that would be adversely impacted by the proposed development. It is considered that the development would not result in an overbearing impact upon the amenities of the neighbouring occupiers given the built relationship between the application site and neighbouring properties. Additionally, given the limited depth of the rearward projection, the development would not intrude the 45 degree visibility zone of the neighbouring ground floor fenestration.

4.3.10 The development would include the addition of three side facing windows at first floor level. Whilst the plans indicate that these would be obscure glazed, it is considered appropriate to condition the side facing fenestration to be obscured unless otherwise agreed by the Local Planning Authority.

4.3.11 Given the above, it is considered that the proposed single storey rear extension 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:

4.3.12 The proposed development would result in the addition of one bedroom increase the total to four. Whilst the dwelling would only provide two car parking spaces, the site falls within a relatively central part of Hitchin with access to the train station, local services and shops. The proposed development would therefore not result in any unacceptable car parking issues that would warrant a reason for refusal.

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.

3. The window(s) at first floor level on the southelevation of the development hereby

permitted shall be permanently glazed with obscure glass.Reason:To safeguard the privacy of the occupiers of the adjacent dwelling.

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: 10 April 2018	