# DELEGATED FILE NOTE

**CASE OFFICER:** …Tom Donovan……

| APPLICATION REFERENCE | BRIEF DESCRIPTION OF DEVELOPMENT | APPLICATION SITE |
|---|---|---|
| 18/00817/FPH | Single storey side/rear extension and first floor rear extension. Replacement pitched roof over existing porch. | 3 The Beeches<br>Hitchin<br>Hertfordshire<br>SG4 9HU |

**Submitted Plan Nos**
01 02 03 04 05

**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**
Mr Neil Newberry, 4 The Beeches
Comments regarding the impact on the boundary line.

4.0 **Planning Considerations**

4.1 **Site and Surroundings**

4.1.1 3 The Beeches is a detached dwelling. The Beeches is a cul-de-sac situated off Whitehill Road.

4.2 **Proposal**

4.2.1 This development proposal involves the following elements:

1.0 First floor rear extension. The extension would have a hipped roof and have the same width and depth of the existing ground floor extension.

2.0 Replacement pitched roof to existing front porch.

3.0 Single storey infill extension and insertion of garage door to car-port.

Facing materials would 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 acceptability of the design of the proposed extension and its resultant impact on the character and appearance of the area.
--The impact the proposed development would have on the living conditions of neighbouring properties.
--The impact that the proposed development would have on 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..."*

The various elements of the proposed development would have an acceptable relationship with the host dwelling in terms of their size and design. The form of the two storey element is acceptable and would be well integrated with the form and size of the host dwelling. The replacement pitched roof and single storey infill extension would be fairly minor elements and both would be acceptable.

4.3.3 Impact on neighbouring properties
The proposed two storey rear extension would be set sufficiently away from the nearest neighbouring properties to ensure that the living conditions of these properties would not be affected. New windows are proposed but they would not be positioned in such a manner as to cause a loss of privacy. The other elements of the proposal are minor and would not harm the living conditions of any of the neighbouring properties

4.3.4 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.**

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**:

3. 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.

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| Signed | Development Management<br>North Hertfordshire District Council |

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| <br>Simon Ellis<br><br>Determining Officer | Council Offices<br>Gernon Road<br>Letchworth<br>Herts<br>SG6 3JF |
| **Date:** 27 April 2018 | |