DELEGATED FILE NOTE

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

APPLICATION REFERENCE	BRIEF DESCRIPTION OF DEVELOPMENT	APPLICATION SITE
18/01357/FPH	Retrospective - Roof extension to create gable end to facilitate loft conversion including insertion of rear dormer window and three rooflight in front roofslope. Front entrance porch.	59 Woolgrove Road Hitchin Hertfordshire SG4 0BZ

Submitted Plan Nos

HM-16458-01 HM-16458-02 HM-16458-03 HM-16458-04 HM-16458-06

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 17/00754/1HH - Single storey front porch extension, hip to gable roof conversion, rear dormer window and two roof lights to front elevation to facilitate conversion of loft space into habitable accommodation – Granted Conditional Permission on 17/00754/1HH.

2.2 07/00776/1HH - Part two storey, part single storey side and rear extension and single storey rear extension (as amended by drawing nos. 2640-10 C, 2640-11 D, 2640-12 C, 2640-13 C, 2640-14 C received on 8th May 2007) – Granted Conditional Permission on 22/05/2007.

3.0 **Representations**

3.1 **Neighbouring Notifications:**

The owners/occupiers of No. 58, 60 Woolgrove Road, No. 68 High Dane and 36 Tristram Road were notified on 30/05/2018. No neighbouring representations have been received.

3.2 **Parish Council / Statutory Consultees:**

N/A

4.0 **Planning Considerations**

4.1 **Site and Surroundings**

4.1.1 No. 59 is a two storey semi-detached dwelling situated on Woolgrove Road within a predominately residential area of Hitchin. The property has been previously extended

with a part single and part two storey rear extension and is rendered in white with uPVC fenestration.

4.2 **Proposal**

4.2.1 Retrospective permission is sought for a roof extension to create a gable end to facilitate a loft conversion including the insertion of a rear dormer window and front facing rooflights. Permission is also sought for the front entrance porch.

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 development retains the character of the original host dwelling when viewed from the front. Whilst the extensions to the property are visible from within the street scene, the development is on balance acceptable and does not result in an overly dominant impact upon the appearance of the dwelling within the street scene. Furthermore, the materials are appropriate in the context of the locality and match properties within the area.

4.3.4 Given the above, it is considered that the proposed development, on balance, does not result in an unacceptable impact upon the character and appearance of the host property and would therefore 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:

4.3.5 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.

4.3.6 The application site is neighboured by No. 58 and 60 Woolgrove Road. Given the nature of the development being contained within the roof of the original property, the extension is not considered to be unacceptably overbearing upon the amenities of neighbouring properties. The development features a side facing window within the second floor and placed above the stairs within the property. Whilst the window is not obscured glazed, it is considered that the window would be in limited use given its position above the stairs of the property and not within a habitable room.

4.3.7 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:

4.3.8 The development has resulted in the creation of a dwelling containing 4 bedrooms. The property provides off-street car parking for 2 cars. The development is not considered to result in any unacceptable impact upon car parking.

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 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  Simon Ellis Determining Officer	Development Management North Hertfordshire District Council Council Offices Gernon Road Letchworth Herts SG6 3JF
Date: 28 June 2018	