DELEGATED FILE NOTE

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

APPLICATION REFERENCE	BRIEF DESCRIPTION OF DEVELOPMENT	APPLICATION SITE
18/01205/FPH	Single storey rear extension	144 Coleridge Close Hitchin Hertfordshire SG4 0QY

Submitted Plan Nos

Location plan Ex floor Ex Elevations Prop elevations Prop floor

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: Expiry Date:

3.2 **Press Notice:**

Start Date: Expiry Date:

3.3 **Neighbouring Notifications:**

The owners/occupiers of No. 143 and 145 Coleridge Close were notified on 09/05/2018. 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. 144 is a two storey detached dwelling situated on Coleridge Close within a predominately residential area of Hitchin. The property features a brick finish with uPVC fenestration. A single storey rear extension exists to the rear of the property and a detached garage is also set to the rear.

4.2 **Proposal**

4.2.1 Planning permission is sought for the erection of a single storey rear extension to replace the existing conservatory. The development would measure 5m in depth.

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 occupies a large plot set back from the public highway. The property forms one of three dwellings of similar scale that are stepped back from one another along the street scene.

4.3.4 The proposed development would be sited to the rear of the application site and limited views of the extension would be afforded from within public highways. The proposed form and use of materials are considered appropriate against the host dwelling. It is considered that the proposal would not result in an adverse impact upon the character and appearance of the host dwelling.

4.3.5 Given the above, it is considered that the proposed development would 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:

4.3.6 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.

4.3.7 The application site is neighboured by No. 142 and 146 Coleridge Close. No. 142 is set forward of the application site with the single storey rear extension being set well away from the party boundary. The development would therefore result in no unacceptable impact upon the amenities of No. 142 Coleridge Close.

4.3.8 No. 146 Coleridge Rise is set back from the application site. The proposed extension would project just away from the party boundary with No. 146 for approximately 5m. Given the stepped nature of properties in this part of Coleridge Close and the single storey nature of the development, it is considered that the development would result in no unacceptable impact upon the amenity of the neighbouring occupiers.

4.3.9 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:

4.3.10 The proposed development does not include an increase in the number of bedrooms, therefore there would be no car parking issues arising from the proposed development.

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	Development Management North Hertfordshire District Council

 Simon Ellis Determining Officer	Council Offices Gernon Road Letchworth Herts SG6 3JF
Date: 14 June 2018	