DELEGATED FILE NOTE

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

APPLICATION REFERENCE	BRIEF DESCRIPTION OF DEVELOPMENT	APPLICATION SITE
18/01159/FPH	Single storey rear extension.	33 Wymondley Road Hitchin Hertfordshire SG4 9PN

Submitted Plan Nos

01A 02A 03 PL01 PL02 PL03

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
Chapter 12 – Conserving and enhancing the historic environment

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
HE1 – Designated heritage assets

1.4 **Supplementary Planning Document**

Vehicle Parking at New Development SPD (2011)

2.0 **Site History**

2.1 17/00698/1HH - Two storey front extension, part two storey and single storey rear extension, increased ridge and altered roof design with rear dormer window, to facilitate conversion of loft into habitable space (as amended by plans received 26/6/17) – Granted Conditional Permission on 06/07/2017.

3.0 **Representations**

3.1 **Site Notice:**

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

3.2 **Press Notice:**

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

3.3 **Neighbouring Notifications:**

The owners/occupiers of No. 29, 31, 35 Wymondley Road and 1, 2 Wymondley Close were notified on 10/05/2018. 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. 33 is a two storey detached dwelling situated on the north side of Wymondley Road within a predominately residential area of Hitchin. The application site is situated within a large plot in the Hitchin Conservation Area.

4.2 **Proposal**

4.2.1 Planning permission is sought for a single storey rear extension and raised patio.

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 Conservation 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, Appearance and Impact on the Conservation Area:

4.3.2 No. 33 Wymondley Road is situated within the Hitchin Conservation Area. Within a Conservation Area, the Council has a duty to pay special attention to the desirability of preserving or enhancing the character or appearance of that area, in accordance with Section 72 of the Listed Building and Conservation Areas Act (1990). Furthermore, Chapter 12 of the National Planning Policy Framework (NPPF) sets out guidance relating to conserving and enhancing the historic environment.

4.3.3 When considering the impact of proposed development on the significance of a designated heritage asset (such as a Conservation Area), the NPPF notes that great weight should be given to the asset's conservation; the more important the asset, the greater the weight should be

4.3.4 No. 33 occupies a large plot set back from the public highway. The development proposed would be a single storey rear extension set to the rear of the host dwelling and out of view of nearby public viewpoints.

4.3.5 It is considered that the proposed single storey rear extension would be of an appropriate subservient scale to the host dwelling and comprise of appropriate materials that would be in keeping with the property and in keeping with the characteristics of the Conservation Area. The proposed development would therefore not result in an adverse impact upon the character and appearance of the host dwelling or Conservation Area.

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. 31 and 35 Wymondley Road. Given the siting of the extension and the large plot in which the property is situated, it is considered that the proposed single storey rear extension would result in no adverse

impact upon the amenities of neighbouring occupiers. The proposal would be in compliance with both Local and National Planning Policy.

Highways and Parking:

4.3.8 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 Council Offices Gernon Road

Simon Ellis Determining Officer	Letchworth Herts SG6 3JF
Date: 14 June 2018	