**DELEGATED FILE NOTE**

**CASE OFFICER:** ...Tom Donovan.....

| APPLICATION REFERENCE | BRIEF DESCRIPTION OF DEVELOPMENT | APPLICATION SITE |
|---|---|---|
| 18/00090/FPH | Two storey side extension. | 8 Whitehurst Avenue<br>Hitchin<br>Hertfordshire<br>SG5 1SR |

**Submitted Plan Nos**

1787-P110 1787-P105

**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 In 1998 planning permission was granted for a single storey front extension.

3.0 **Representations**

3.1 **Local residents**
No representations received.

4.0 **Planning Considerations**

4.1 **Site and Surroundings**

4.1.1 8 Whitehurst Avenue is a semi-detached residential property.

4.2 **Proposal**

4.2.1 Two storey side extension. The extension is proposed to extend the full depth of the main house and would extend by 4m beyond its flank wall. The extension would have a hipped roof to match the form of the main roof. The solar panels currently installed on the south-facing roof-slope would be placed on the roof of the main and new extension.

Facing materials are proposed to 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 Policy 28: One metre rule

Policy 28 of the Local Plan (DLP) suggests that *"Side extensions adjoining a residential plot to the site will normally be refused if, at first floor level or above, less than 1 metre from the boundary."*

The host property adjoins a residential plot to the side but the flank wall of the first floor element is proposed to be set at least 1m from the boundary with the adjoining property. The proposed development is therefore compliant with this aspect of policy 28 of the DLP.

4.3.3 Policy 28: 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..."*

In my view the proposed extension would represent quite a significant extension beyond the flank wall of the host dwelling. However, it has been designed in order to relate to the general form and character of the property and I believe it would have an acceptable impact on the wider character and appearance of the area.

Overall it is my view that the proposed development would be compliant with the relevant local and national planning policies regarding house extensions and design.

4.3.4 Impact on the living conditions of neighbouring properties

The key issue for consideration is the impact that the proposed development would have on the living conditions of the adjoining and adjacent properties.

The flank wall of the extension would be located approximately 1m from the boundary with no.6 which is located to the south. In my view, this is sufficient distance from the boundary to ensure that the impact on this property would be minimal. A first floor bathroom window is proposed for the flank elevation facing no.6 but this will be conditioned to be fitted with obscure glass.

The proposed development would not result in any harm to the living conditions of any of the neighbouring properties.

4.3.5 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 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 at first floor level on the south-facing flank elevation 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.