DELEGATED FILE NOTE

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

APPLICATION REFERENCE	BRIEF DESCRIPTION OF DEVELOPMENT	APPLICATION SITE
18/00601/FPH	Erection of single storey attached side garage, and first floor side infill extension.	33 Priory Way Hitchin Hertfordshire SG4 9BL

Submitted Plan Nos

PL.101A; PL.201A; PL.001; PL.100; PL.200;

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 10/01447/1HH – First floor side extension incorporating roof alterations at the front and rear – Granted Conditional Permission on 23/08/2010.

3.0 **Representations**

3.1 **Site Notice:**

Start Date: 26/03/2018 Expiry Date: 16/04/2018

3.2 **Press Notice:**

Start Date: Expiry Date:

3.3 **Neighbouring Notifications:**

The owners/occupiers of No. 31 and 35 Priory Way were notified on 19/03/2018. No neighbouring notifications 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 property situated on the north side of Priory Way on the edge of Hitchin. The property is well set back from the public highway and features

a white rendered finish. The site benefits from off-street car parking with space for over five cars.

4.2 **Proposal**

4.2.1 Planning permission is sought for the erection of a single storey garage to the side of the dwelling and a first floor side infill extension.

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 proposed first floor side extension would infill a small balcony. The infill extension would not be visible from the street scene given its siting and would incorporate a matching roof form. The proposed first floor extension would therefore be acceptable and would not result in a detrimental impact upon the character and appearance of the host dwelling.

4.3.4 The proposed garage would be sited to the side of the dwelling and would not project beyond the front and rear elevations of the host property. The garage would replace an existing car port and would result in an improved appearance upon the host dwelling. Given the limited height and scale of the garage, it is considered that there would be no impact upon the character and appearance of the host dwelling within this part of the street scene.

4.3.5 Given the above, the proposal would 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. 31 and 35 Priory Way. The proposed development would not be visible from within No. 35 Priory Way. No. 31 is set forward of the application site and the development would only be partially visible. Given the siting of the proposed development and the limited scale of the extensions, it is considered that the proposal would not result in any unacceptable impact upon the light, privacy or amenities of neighbouring occupiers.

4.3.8 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:

4.3.9 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**

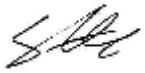
5.1 That planning permission be **GRANTED** subject to the following conditions:

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  Simon Ellis Determining Officer	Development Management North Hertfordshire District Council Council Offices Gernon Road Letchworth Herts SG6 3JF

Date: 1 May 2018	