DELEGATED FILE NOTE

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

APPLICATION REFERENCE	BRIEF DESCRIPTION OF DEVELOPMENT	APPLICATION SITE
18/01014/FPH	First floor rear extension (as plan received 25 May 2018)	9 Winston Close Hitchin Hertfordshire SG5 2HB

Submitted Plan Nos

Location plan Block plan DPL/18/17-1

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 No previous relevant planning history.

3.0 **Representations**

3.1 **Site Notice:**

Start Date: 31/05/2018 Expiry Date: 21/06/2018

3.2 **Neighbouring Notifications:**

The owners/occupiers of No.8 Winston Close and No. 66 Upper Tilehouse Street. One objection has been received from No. 8 Winston Close and is summarised below:

- Neighbouring outlook onto Smithson Recreation Ground would be lost.
- Extension would be overbearing and close in neighbouring property
- Out of character addition within the street
- Loss of privacy to the far area of neighbouring garden.
- Insufficient car parking in the area.
- Difficulty for emergency services and refuse collection vehicles to use the road.

3.4 **Parish Council / Statutory Consultees:**

N/A

4.0 **Planning Considerations**

4.1 **Site and Surroundings**

4.1.1 No. 9 is a two storey detached dwelling situated within Winston Close. The property is situated within a predominately residential area of Hitchin. The dwelling features a brick finish with uPVC fenestration and off-street car parking with space for 2 to 3 cars.

4.1.2 The local characteristics of this part of Winston Close consist of a mixture of detached and semi-detached dwellings. Parking is predominantly off-street with the road being limited in width.

4.2 **Proposal**

4.2.1 Planning permission is sought for the erection of a first floor rear extension that would measure approximately 3.5m wide, 3.8m in depth and 6.1m in height with 4.7m to the eaves.

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 small plot set back from the public highway. Smithson Recreation Ground neighbours the site to the east with dwellings to the south and west. The property features an existing single storey rear extension and garage. The proposed first floor rear extension would be sited above the existing single storey extension. The development would feature a gabled roof form with matching pitch to that of the host dwelling.

4.3.4 Given the appropriate scale and design of the first floor extension, it is considered that the proposal would not result in any adverse overbearing impact upon the character and appearance of the dwelling. Furthermore, given the siting of the extension to the rear of the application site, it is considered that the proposal would result in no unacceptable impact upon the appearance of the host dwelling within the street scene.

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. 8 Winston Close sited to the west of the application site. The neighbouring property is detached from the application site. The proposed first floor rear extension would be set away from the party boundary by approximately 3m. The proposal would not infringe upon the 45 degree visibility zone of the neighbouring ground floor fenestration.

4.3.8 The development would feature rearward fenestration that would not overlook unacceptably into the neighbouring dwelling.

4.3.8 Given the orientation of the application site and neighbouring property, limited scale of the extension and separation distance from the boundary, it is considered that the proposal would not result in any unacceptable impact upon the light, privacy or amenity of the 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 would result in the creation of 1 additional bedroom increasing the total number to 4. The application site benefits from off-street car parking for two to three cars. The proposal would not result in any 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 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: 26 June 2018	