DELEGATED FILE NOTE

CASE OFFICER: …Tom Donovan……

APPLICATION REFERENCE	BRIEF DESCRIPTION OF DEVELOPMENT	APPLICATION SITE
18/00580/FPH	Erection of single storey rear extension, first floor rear extension and associated works.	73 Old Hale Way Hitchin Hertfordshire SG5 1XL

Submitted Plan Nos
PL.001; PL.002; PL.003; PL.004; PL.005; PL.006; PL.007; PL.008

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 None relevant.

3.0 **Representations**

3.1 **Local residents**
No representations received.

4.0 **Planning Considerations**

4.1 **Site and Surroundings**

4.1.1 73 Old Hale Way is a semi-detached residential property.

4.2 **Proposal**

4.2.1 This development proposal comprises a first floor rear extension and single storey rear extension.

The first floor rear extension is proposed to span the full extent of the existing single storey rear addition and would have a gable projection. As part of the proposed extension, two new first floor windows are proposed to be added to the flank walls of the main house.

A further single storey rear extension is proposed beyond the rear wall of what is proposed to become the two storey extension. This will have a mono-pitch roof, will extend the full width of the main house and have a depth of approximately 2.5m.

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 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..."*

The proposed extensions would have an acceptable relationship with the host dwelling in terms of their size and design. I note the fairly substantial size of the additions but I believe that they would retain a degree of subservience with the host property. Moreover, the alterations would be to the rear of the property and would therefore have a limited 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.

4.3.3 Impact on neighbouring properties
The key issues for consideration are the impact that the proposed development would have on the living conditions of properties that adjoin and are adjacent to the application site.

4.3.4 Given the distances between the application site and the properties to either side I do not consider that the proposed extension would have cause any material harm to the living conditions of either property. Primarily, new windows would be located on the rear facing elevation although I note that new first floor windows are proposed for each of the flank elevations. However, one of these windows would only be a small bathroom window whilst the other would be on the flank wall of the main house and would primarily face the flank wall of the adjacent house.

Overall it is my view that the proposed development would not cause any harm to the living conditions of 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 is **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:

3. 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: 27 April 2018	