DELEGATED FILE NOTE

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

APPLICATION REFERENCE	BRIEF DESCRIPTION OF DEVELOPMENT	APPLICATION SITE
18/01023/FPH	Single story rear extension following demolition of existing rear conservatory	57 London Road Hitchin Hertfordshire SG4 9EW

Submitted Plan Nos

CP-DF-1C CP-DF-1B CP-DF-1A

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 S**upplementary Planning Document**

Vehicle Parking at New Development SPD (2011)

2.0 **Site History**

2.1 08/00202/1HH – First floor front extensions – Granted Conditional Permission on 25/03/2008.

2.2 02/00443/1HH – Rear conservatory – Granted Conditional Permission on 03/05/2002.

2.3 00/00126/1HH - Single and two storey rear/side extensions with new pitch roof to existing rear extension. Single and first floor front extensions. Detached double garage (as amended by drawing 99/76/02A and 03A received 21.3.00 and letter of 31.3.00) – Granted Conditional Permission on 11/04/2000.

2.4 76/01563/1 - Erection of a side and rear extension at fist floor level – Granted Conditional Permission on 23/03/1977.

2.5 76/00749/1 - Erection of detached house with double garage (in accordance with revised drawings received by DP 12th June 1976) – Granted Conditional Permission on 06/07/1976.

3.0 **Representations**

3.1 **Site Notice:**

Start Date: 25/04/2018 Expiry Date: 16/05/2018

3.2 **Press Notice:**

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

3.3 **Neighbouring Notifications:**

The owners/occupiers of No. 45, 55, 59 London Road, 56, 58, 62 Blackhorse Lane, Thistle Bank, Blackhorse Lane and Pedoza, Blackhorse Lane were notified on 20/04/2018. One comment in support of the application has been received from No. 58 Blackhorse Lane.

3.4 **Parish Council / Statutory Consultees:**

N/A

4.0 **Planning Considerations**

4.1 **Site and Surroundings**

4.1.1 No. 57 is a large two storey detached dwelling situated on the east side of London Road in Hitchin. The property features a rendered finish with uPVC fenestration. The property has been previously extended to the front and rear and also features a detached garage to the front of the property.

4.1.2 The local characteristics of this part of London Road consist of predominately detached dwellings of varied scale and appearance. Parking in the area is predominately off-street with properties benefiting from driveways.

4.2 **Proposal**

4.2.1 Planning permission is sought for the erection of a single storey rear extension to replace an existing rear extension. The development would measure approximately 3.6m in depth, 10.1m wide and 3.8m in height.

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 large plot set back from the public highway. The property further benefits from being well screened from view of the street scene by mature vegetation that runs along the front boundary of the property.

4.3.4 The proposed single storey extension would be sited to the rear of the application site and therefore would be well screened from view of the locality. It is considered that the development would not result in any adverse impact upon the character and appearance of the property within the street scene.

4.3.5 Furthermore, given the single storey nature of the development, the extension would remain subservient and not result in an adverse impact upon the host dwelling. Materials proposed would be appropriate to the dwelling.

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. 55 and 59 London Road. The proposed development would be set away from the party boundaries with both neighbouring properties. Furthermore, given the single storey nature of the development, it is considered that the proposal would not result in any adverse impact upon the light, privacy or amenity of the neighbouring occupiers. The proposal would be in compliance with both local and national planning policies.

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 is 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: 5 June 2018	