DELEGATED FILE NOTE

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

APPLICATION REFERENCE	BRIEF DESCRIPTION OF DEVELOPMENT	APPLICATION SITE
18/00957/FPH	Single storey rear extension	55 Codicote Road Codicote Welwyn Hertfordshire AL6 9TY

Submitted Plan Nos

302 304

1.0 Policies

1.1 **North Hertfordshire District Local Plan No.2 with Alterations**

Policy 2 – Green Belt
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
Chapter 9 – Protecting Green Belt Land

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 17/01362/1HH - Single storey rear conservatory extension – Granted Conditional Permission on 27/07/2017.

2.2 14/02306/1HH - Single storey side extension (as amended by plan 1214-01A received 13/10/2014) – Granted Conditional Permission on 16/10/2014.

2.3 13/00388/1HH - Erection of front and side boundary wall and metal railings. Front entrance metal gates. Side boundary fence. Erection of outbuilding in rear garden. (Amended plan received 29/07/13) – Granted Conditional Permission on 12/09/2013.

2.4 03/00594/1HH - Two storey rear extension and single storey side and front extensions – Granted Conditional Permission on 04/07/2003.

2.5 80/01295/1 - Erection of single storey rear extension – Granted Conditional Permission on 14/08/1980.

2.6 78/00601/1 - Erection of detached double garage – Granted Conditional Permission on 15/06/1978.

3.0 **Representations**

3.1 **Site Notice:**

Start Date: 22/05/2018 Expiry Date: 12/06/2018

3.2 **Press Notice:**

Start Date: Expiry Date:

3.3 **Neighbouring Notifications:**

The owners/occupiers of No. 53 Codicote Road on 12/04/2018. No objections have been received.

3.4 **Parish Council / Statutory Consultees:**

Codicote Parish Council – No objection.

4.0 **Planning Considerations**

4.1 **Site and Surroundings**

4.1.1 No. 55 is a chalet bungalow situated on Codicote Road, Codicote and is situated within a large plot on the junction between Codicote Road and Rollswood Road. The application site is situated within the Green Belt and features a number of existing extensions.

4.2 **Proposal**

4.2.1 Planning permission is sought for the erection of a single storey rear extension that would be similar in scale and form to that of the previously approved conservatory extension (17/01362/1HH). The rear extension would measure approximately 10m wide, 4.5m in depth and 4.6m in height.

4.3 **Key Issues**

4.3.1 The key issues for consideration are as follows:

--The acceptability of the principle of the proposed extension in the Green Belt and the resultant visual impact of such a development.

--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 Impact on Green Belt:

4.3.2 Chapter 9 of the National Planning Policy Framework (NPPF) notes that great importance should be attached to the Green Belt and that the main aim of Green Belt policy is to keep land permanently open. Paragraph 87 states that inappropriate development should not be approved. Paragraph 89 goes on to states that "*a local planning authority should regard the construction of new building as inappropriate in Green Belt. Exceptions to this are: the extension or alteration of a building provided it does not result in disproportionate additions over and beyond the size of the original building*"

4.3.3 Policy 2 of the District Local Plan takes the view that *"Except for proposals within settlements which accord with Policy 3, or in very special circumstances, planning permission will only be granted for new buildings, extensions, and changes of use of*

buildings and of land which are appropriate in the Green Belt, and which would not result in significant visual impact."

4.3.4 The proposed development would be similar in scale to the previously approved conservatory. The previous report stated that the conservatory proposal would result in no unacceptable impact upon the openness of the Green Belt.

4.3.5 The development would be sited to the rear of the application site and would not result in the closure of important gaps between dwellings. Whilst noted the previous extensions to the host dwelling, the proposed development would, on balance, not result in a disproportionate increase upon the size of the original dwelling.

4.3.6 In consideration of both national and local planning policy, the proposed development would, on balance, not result in any unacceptable significant impact upon the openness of the Green Belt.

Impact on Neighbouring Properties:

4.3.7 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.

4.3.8 The application site benefits from being set centrally within a large plot with some separation between neighbouring properties. Given the relatively secluded nature of the application property and the limited height of the proposed extension, it is considered that there would be no unacceptable impact upon the amenities of neighbouring occupiers. The proposal 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: 14 June 2018	