DELEGATED FILE NOTE

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

APPLICATION REFERENCE	BRIEF DESCRIPTION OF DEVELOPMENT	APPLICATION SITE
18/01330/FPH	Roof extension to form gable end and rear dormer window to facilitate loft conversion	45 West Hill Hitchin Hertfordshire SG5 2HY

Submitted Plan Nos

Location plan P1 P2 P3 P4 P5 P6

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 14/02335/1HH - Part first floor and part two storey side/rear extension together with conversion of existing garage to habitable accommodation – Granted Conditional Permission on 22/10/2014. .

3.0 **Representations**

3.1 **Neighbouring Notifications:**

The owners/occupiers of No. 43, 47 West Hill and 26, 28 Grays Lane were notified on 24/05/2018. No neighbouring representations have been received.

3.2 **Parish Council / Statutory Consultees:**

N/A

4.0 **Planning Considerations**

4.1 **Site and Surroundings**

4.1.1 No. 45 is a two storey semi-detached dwelling situated on West Hill within a predominately residential area of Hitchin. The property has been previously extended to the side and rear. The site benefits from off-street car parking with space for approximately two cars.

4.2 **Proposal**

4.2.1 Planning permission is sought for the extension of the roof to form a gabled end and the insertion of a rear dormer window to facilitate the conversion of the loft into habitable space.

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 development would be contained within the roof form of the existing dwelling. The hip to gable extension would match both the height, form and materials of the existing roof. It is therefore considered that the proposal would not result in any unacceptable impact upon the character and appearance of the dwelling within the street scene.

4.3.4 The proposed rear dormer window, whilst large, would be well screened from view due to its siting to the rear of the application dwelling. The proposed dormer would be well set down from the existing roof ridge and feature materials to match those of the existing dwelling. It is considered the dormer would not result in an unacceptable adverse impact upon the character of the dwelling.

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. 43 and 47 West Hill. Given the nature of the development being contained within the roofslope of the existing dwelling, the extension would not project beyond the rear of the property and would therefore not result in an adverse impact upon the light of neighbouring properties. Outlook from the dormer window would be predominately toward the rear of neighbouring gardens and would not unacceptable overlook neighbouring properties. It is considered that the proposal would not result in the unacceptable impact upon neighbouring light, privacy or amenity.

4.3.8 The application includes the addition of a side facing window within the gable end. There is no indication on the plans that this window would be obscure glazed. It is therefore considered appropriate to the condition the side facing window to be obscure glazed permanently unless otherwise agreed by the Local Planning Authority. The condition would allow for the safeguarding of neighbouring privacy.

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 Sufficient off-street car parking would be provided at the application site. No car parking issues would arise as a result of 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: 28 June 2018	