DELEGATED FILE NOTE

CASE OFFICER: ...Heather Lai.....

APPLICATION REFERENCE	BRIEF DESCRIPTION OF DEVELOPMENT	APPLICATION SITE
18/01055/FPH	Two storey side extension, first floor rear extension and single storey side extension.	10 Girons Close Hitchin Hertfordshire SG4 9PG

Submitted Plan Nos

01 19 03 04 20A 21A 22A

1.0 Policies

1.0 Planning Policy

1.1 **North Hertfordshire District Council Local Plan No. 2 with alterations**

Policy 28 – Housing 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

78/00937/1: Erection of double garage and workshop as replacement of existing garage. Approved on 27 September 1978.

84/00480/1: Erection of single storey side and rear extensions. Approved on 25 April 1984.

91/00536/1: Single storey pitched roof side extension to be used as a separate residential annexe. Approved on 7 August 1991.

3.0 Representations

3.1 **Local residents**

No representations received.

4.0 Planning Considerations

4.1 **Site and Surroundings**

The application site is a detached dwelling located at the end of a cul-de-sac. It is an existing part one-storey, part two-storey single family dwelling that has been historically extended to provide additional accommodation at ground floor level, as detailed in the site history section above. The site is unlisted and located outside a conservation area.

4.2 **Proposal**

The application seeks permission for a two storey side extension, first floor rear extension and single storey side extension.

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:
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 design of the proposed extensions would result in the erection of a single storey front extension at first floor level with a gabled roof, and the creation of a bay window at ground floor level to replace the existing garage door. This would create a more prominent section to the dwelling, however at ground floor level it would not project further forward than the current building line, and some elements would be reduced in depth towards the front. In addition, this extension would remove the existing sloped roof section which reads as an asymmetrical and discordant feature.

The existing single storey side element to the south west elevation of the dwelling is to be altered to have a garage door, with full width glazing adjoining this door.
To the north eastern side of the dwelling, it is proposed to extend the height and width of the existing single storey side extension, and to add a full width glazed, V-shaped projecting side element. Although this is not in keeping with the design of the host property it would not cause significant harm and would be acceptable in terms of its location, height, proportions, and materials.

There is a small first floor extension proposed to the rear of the dwelling, which would be finished with a small gabled roof. This element faces onto Pinehill Park, and is considered to be acceptable in terms of its location, scale and detailed design.

While the proposal as a whole would add significant bulk to the host building, which has historically been extended on several occasions, it is considered in design terms it would not result in a materially unacceptable situation in terms of its height, form, proportions, window details and materials and therefore would be well related to the host property and accords with Policy 28 of the Local Plan.

Materials to match the existing have been proposed and in my view such an extension would sit comfortably both with the host dwellinghouse and the wider appearance of the area.

4.3.3 Amenity:

The erection of a first floor extension, and extensions at ground floor to the south-west side of the front elevation would not directly face any adjacent properties, but would front directly on to Girons Close, and towards Pinehill Park to the rear. While the closest affected property, no. 11 Girons Close would be located to the north east of the proposed extensions, it is considered the distance to no. 11 and the minimal increase in depth, with some ground floor elements set back further than they are currently would not result in a material loss of light to no. 11 or other adjacent properties.

Regarding the enlarged single storey side extension to the north east side of the dwelling, the adjacent flank wall to no. 11 does not have any windows, and as the proposed extension would not project beyond the rear wall of no. 11 it is considered there would not be a material loss of privacy, nor a loss of light to this dwelling.

There is a small, first floor extension proposed to the rear of the dwelling, which would face onto Pinehill Park to the rear. It is therefore not considered this extension would result in a material amenity impact, namely loss of privacy or light.

Car Parking Standards:
The proposed development would not trigger the requirement for additional car parking to be provided within the application site.

4.4 **Conclusion**
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 be **GRANTED** subject to the following conditions:

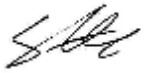
1. The development hereby permitted shall be carried out wholly in accordance with the details specified in the application and supporting approved documents and plans listed above.

   Reason:To ensure the development is carried out in accordance with details which form the basis of this grant of permission.

2. 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.

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: 4 June 2018	