DELEGATED FILE NOTE

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

APPLICATION REFERENCE	BRIEF DESCRIPTION OF DEVELOPMENT	APPLICATION SITE
18/00489/FPH	Two storey side extension	39 Willian Road Hitchin Hertfordshire SG4 0LN

Submitted Plan Nos

PL001 PL101 PL102

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 00/01757/1HH – Two storey side extension, extension of garage roof to link with dwelling, rear conservatory – Granted Conditional Permission on 08/01/2001.

2.2 06/02534/1HH – Ground floor front bay window – Granted Conditional Permission on 22/12/2006.

3.0 **Representations**

3.1 **Site Notice:**

Start Date: 08/03/2018 Expiry Date: 29/03/2018

3.2 **Press Notice:**

Start Date:
Expiry Date:

3.3 **Neighbouring Notifications:**

The owners/occupiers of No. 41 Willian Road and New Testament Church of God, Hampden Road were notified on 01/03/2018. No neighbouring representations have been received.

3.4 **Parish Council / Statutory Consultees:**

N/A

4.0 **Planning Considerations**

4.1 **Site and Surroundings**

4.1.1 No. 39 is a two storey detached dwelling situated on Willian Road within a predominately residential area of Hitchin. The property features an existing two storey side extension and rear conservatory. The site benefits from off-street car parking with space for approximately 4 to 5 cars.

4.2 **Proposal**

4.2.1 Planning permission is sought for the erection of a two storey side extension that would measure approximately 8.3m in depth, 4.2m wide and 6.4m in height with 4.8m to the eaves. The extension would be sited on the north west elevation of the host dwelling and feature a gabled roof form to the front and hipped roof to the rear.

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 sited to the north west side of the property and visible from within the street scene. The development would feature an appropriate roof form, matching materials and front facing fenestration that would be in keeping with the character of the host dwelling. Whilst large, it is considered that the development would be proportionate and appropriate. The two storey side extension would therefore not result in an unacceptable impact upon the character and appearance of the host dwelling within the street scene.

4.3.4 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:

4.3.5 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.

4.3.6 Given the siting of the proposed development and relationship with neighbouring properties. The development would not result in an overbearing impact, loss of privacy or amenity to the occupiers of neighbouring properties.

4.3.7 Whilst two first floor side facing windows are proposed on the north west elevation, given the built relationship between the application side and neighbouring Church, it is not considered necessary to condition the first floor side facing windows to be obscure glazed.

4.3.7 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:

4.3.8 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 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  Tom Rea	Development Management North Hertfordshire District Council Council Offices Gernon Road Letchworth

Determining Officer	Herts SG6 3JF
Date: 12 April 2018	