DELEGATED FILE NOTE

CASE OFFICER: ...Tom Donovan.....

APPLICATION REFERENCE	BRIEF DESCRIPTION OF DEVELOPMENT	APPLICATION SITE
18/00550/FPH	Single storey rear extension.	33 Pondcroft Road Knebworth Hertfordshire SG3 6DE

Submitted Plan Nos

01 02 PL01 PL02 PL03

1.0 Policies

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

Policy 5 – Excluded Villages
Policy 28 - House 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**

2.1 None relevant.

3.0 **Representations**

3.1 **Local residents**
No representations received.

3.2 **Knebworth Parish Council**
No objection.

4.0 **Planning Considerations**

4.1 **Site and Surroundings**

4.1.1 33 Pondcroft Road is a semi-detached residential property.

4.2 **Proposal**

4.2.1 Single storey rear extension which is proposed to have gable projection and is proposed to measure the full width of the main house and extend by 3m beyond its rear wall. A parapet wall is proposed to be built within the boundary with the adjoining neighbour.

Facing materials are proposed to match those used in the construction of the host dwelling.

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 Policy 28: Design and appearance

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 extension would have an acceptable relationship with the host dwelling in terms of its size and design. Being situated at the rear it would have a negligible impact upon the wider character and appearance of the area.

Overall it is my view that the proposed development would be compliant with the relevant local and national planning policies regarding house extensions and design.

4.3.3 Impact on the living conditions of neighbouring properties

The key issue for consideration is the impact that the proposed development would have on the living conditions of the adjoining and adjacent properties.

The proposed extension would have a modest projection beyond the rear wall of the host dwelling and would thus have a limited impact on the living conditions of the adjoining property. The extension would be set away from the boundary with the adjacent property and therefore it would not have a significant impact on this property. The extension would not result in a loss of privacy to any of the neighbouring properties.

4.3.4 Car parking

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

4.4 **Conclusion**

4.4.1 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 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 Determining Officer	Development Management North Hertfordshire District Council Council Offices Gernon Road Letchworth Herts SG6 3JF
Date: 6 April 2018	