DELEGATED FILE NOTE

CASE OFFICER: ...Melissa Tyler.....

APPLICATION REFERENCE	BRIEF DESCRIPTION OF DEVELOPMENT	APPLICATION SITE
18/00156/FPH	Single storey rear extension following demolition of existing conservatory.	1 The Snipe Weston Hitchin Hertfordshire SG4 7BD

Submitted Plan Nos

DP 926/01; DP 926/02

1.0 Policies

SECT7 Requiring Good Design

LP28	House Extensions
LP57	Residential Guidelines and Standards
LP2	Green Belt
LP30	Replace or Extension Dwellings Countrysi
XD2	Hse Extns,Replacement Dwells,Outbuilding
XD3	Protecting Living Conditions
XCGB1	Rural Areas Beyond the Green Belt

2.0 **Site History**

2.1 17/04104/NCS Single storey rear extension WITHDRAWN

3.0 **Representations**

3.1 No representations received

4.0 **Planning Considerations**

4.1 **Site and Surroundings**

4.1.1 No. 1 The Snipe is a mid terrace property. There is an existing outbuilding that runs along the boundary with No 3 The Snipe and an existing conservatory which is to be replaced.

4.2 **Proposal**

4.2.1 Planning permission is sought for a single store rea extension following demolition of existing conservatory. The extension projects 5.3 metres from the rear elevation an

covers the full width of the host property. The extension has a flat roof design with a maximum height of 3.4 metres to the top of the proposed lantern style roof light.

4.3 **Key Issues**

4.3.1 The key issues can be summarised as follows:

- Design relative to existing dwelling
- Impact on character of the area and street scene
- Impact on living conditions of neighbours

Green Belt

4.3.2 Although the site falls within the Green Belt, The Snipe is located within the well established residential area of the settlement of Weston. Green Belt Policy suggests that extensions should not result in a significant visual impact. The proposed single storey extension in my view would have minimal impact on the street scene due to its rear location. I therefore do not consider that it would detract from the openness of the site contrary to the criteria in Policy 2 of the local plan. Having regard to this I do not consider that any objection should be raised on these grounds. It is also my view that the proposal also meets paragraph 89 of the NPPF in terms of the extension of the dwelling does not result in a disproportionate addition over and above the size of the original building.

Design and street scene

4.3.3 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..."* The proposed extension complies with Policy 28 as the scale and design of the additions are not inappropriate and would not raise any sustainable objections.

4.3.4 I consider the form, roof design and fenestration would reflect the character of the original house. Materials proposed are to match the existing. I therefore consider that the proposed extension would be acceptable in design in relation to the host dwelling.

4.3.5 I do not consider that the proposal would be materially out of character with the property or area and can see no material objection to raise to the design of the proposal.

Impact on living conditions of neighbours

4.3.6 It is my opinion that in terms of the proposals impact on the living conditions of neighbours, due to infill location along with its height, depth, and orientation, that the proposed addition would not have a detrimental impact on the amenities for the adjoining neighbours or have a negative impact on the daylight and sunlight of the neighbouring properties. It is my view that there would not be any greater impact of overlooking or loss of privacy.

4.4 **Conclusion**

4.4.1 The single storey side extension is acceptable in terms of its scale and design and impact on the immediately adjoining properties, as such, the proposals are acceptable in planning terms.

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: 16 March 2018	