DELEGATED FILE NOTE

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

APPLICATION REFERENCE	BRIEF DESCRIPTION OF DEVELOPMENT	APPLICATION SITE
18/00429/FPH	Single storey rear extension. Rear dormer window with 'Juliet' balcony and two front roof lights to facilitate conversion of loft into habitable space.	87 Grove Road Hitchin Hertfordshire SG5 1SG

Submitted Plan Nos

A101; A201

1.0 Policies

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

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.

4.0 **Planning Considerations**

4.1 **Site and Surroundings**

4.1.1 87 Grove Road is a semi-detached residential dwelling.

4.2 **Proposal**

4.2.1 This development proposal is comprised of the following elements:

--Single storey rear extension which is proposed to extend the existing single storey projection by 800mm in width and which would match the existing in terms of depth and height.

--Rear dormer window with balcony and insertion of two rooflights to front roofslope to facilitate loft conversion. The dormer window would have a flat roof and would sit within the existing roof. A casement window and pair of doors with 'Juliet' balcony are proposed for the rear face of the dormer.

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 proposed single storey rear extension would have an acceptable relationship with the host dwelling in terms of its size and design. Being situated at the rear of the property it would have a limited visual impact.

The works to facilitate the conversion of the loft include the erection of a flat roof dormer window and a two rooflights to the front roof-slope. Flat roof dormer windows are not particularly attractive and, from a pure design perspective, I would normally object. However, in this case, mitigating factors in favour is that Class B of the GPDO offers a fall-back position in that a dormer of the size proposed could be constructed without a specific planning permission. Moreover, the proposed dormer window would set within each extremity of the roof and would have a fairly limited public impact. The rooflights are unobjectionable.

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.

4.3.4 The proposed single storey extension would set away from the boundary with neighbouring properties would not have a significant impact on the living conditions of either of the adjoining properties.

4.3.5 Physically, the proposed dormer window and front rooflight would not have a significant impact on the living conditions of any of the neighbouring properties. The dormer would include a pair of doors with 'Juliet' balcony on the rear and a casement window, however, these would face primarily into the rear of the application site and would not result in a significant loss of privacy for any of the neighbouring properties.

4.3.6 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 is **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: 5 April 2018	