DELEGATED FILE NOTE

CASE OFFICER: ...Tom Rea.....

APPLICATION REFERENCE	BRIEF DESCRIPTION OF DEVELOPMENT	APPLICATION SITE
18/01170/FPH	Two storey rear extension	2 Highover Cottages Highover Way Hitchin Hertfordshire SG4 0RQ

Submitted Plan Nos

18002-1A

1.0 Policies

LP28	House Extensions

2.0 **Site History**

18/00498/FPH: Two storey rear extension, Approved

3.0 **Representations**

3.1 **Site Notice/ Neighbours:** No replies received

4.0 **Planning Considerations**

4.1 **Site and Surroundings**

4.2 Semi-detached house located on the north side of Highover Way

4.2 **Proposal**

4.2.1 Two storey rear extension

4.3 **Key Issues**

4.3.1 The key issues are design , impact on neighbours and car parking

The application differs from that previously approved only in relation to the roof design which is changed from a side gable to a rear gable.

4.3.2 **Design**

The proposed two storey rear extension is located within an L-shaped rear projection of the house so that it does not project beyond the furthest back wall of the property. As such the extension sits comfortably within the existing footprint with a lower subservient roof line. The design includes matching window designs and external materials. I consider that the extension would be sympathetic to the existing house in terms of scale, proportion and external materials and window design consistent with the requirements of Policy 28 of the local plan.

4.3.3 **Impact on neighbours**

The extension does not project beyond the existing back wall of the house and is sited at least 1 metre from the boundary with No. 3. No. 3 has no side facing windows that would be affected by this extension and in any case projects further to the north than the proposed extension. These factors, together with the modest projection of the extension (3.0 metres), means that there would be very limited, if any impact on the occupiers of No. 3. Given the position of the extension behind an existing two storey projection the proposed works would have no impact on the occupiers of No. 1 to the north east.

4.3.4 **Car Parking**

The property has parking for at least two cars at the rear of the property however no additional bedrooms are being created therefore adequate parking exists for the

extended property.

4.4 **Conclusion**

4.4.1 The proposal is 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  Simon Ellis Determining Officer	Development Management North Hertfordshire District Council Council Offices Gernon Road Letchworth Herts SG6 3JF
Date: 2 July 2018	