DELEGATED FILE NOTE

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

APPLICATION REFERENCE	BRIEF DESCRIPTION OF DEVELOPMENT	APPLICATION SITE
18/00290/FPH	Two storey side, single storey front and single storey rear extensions.	15 Byron Close Hitchin Hertfordshire SG4 0QS

Submitted Plan Nos

17 217 01 17 217 02 17 217 101 17 217 102

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**

The Local Plan has now been submitted to the Secretary of State, following completion of the final public consultation exercises and having been agreed and approved by Full Council in April 2017. The policies of the Draft Local Plan therefore carry limited weight at this stage, however the policies are to be afforded increased weight and consideration at each stage of the process up until full adoption. The policies of relevance in this instance are as follows:

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 None relevant.

3.0 **Representations**

3.1 **Site Notice:**

Start Date: N/A Expiry Date: N/A

3.2 **Press Notice:**

Start Date: N/A Expiry Date: N/A

3.3 **Neighbouring Notifications:**

The owners/occupiers of No. 14 and 16 Byron Close were notified on 07/02/2018. 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. 15 is a two storey semi-detached property situated on the south west side of Byron Close within a predominately residential area of Hitchin. The dwelling features a detached garage sited to the rear and off-street parking for one car.

4.2 **Proposal**

4.2.1 Planning permission is sought for the erection of a single storey front, two storey side and single storey rear extension.

4.2.2 The proposed development would measure:

- Rear – 5.1m width x 3.3m depth x 3.7m height x 2.3m eaves.
- Side – 1.4m width x 8.1m depth x 8.1m height x 2.4m eaves.
- Front – 1.7m wide x 0.6m depth x 3.2m height x 2.4m eaves.

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 application property is situated within a relatively small plot set off the public highway. The proposed development would be visible from within the street scene. The proposed two storey side and single storey front development would feature an appropriate roof form to match that of the existing dwelling. It is considered that the proposed design and use of materials would be in keeping with the character and appearance of the host property. Furthermore, the two storey side extension would retain a 1m gap to the party boundary with No. 16 Byron Close and therefore would not result in the terracing of this part of the street scene.

4.3.4 The single storey rear extension would be of an appropriate design and scale to that of the existing dwelling and therefore remain subservient. Furthermore, the rear extension would be well screened from view of the street scene. It is considered that the rear extension would result in no adverse impact upon the character and appearance of the dwelling within the street scene.

4.3.5 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:

4.3.6 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.

4.3.7 The application site is neighboured by No. 14 and 16 Byron Close. No. 14 forms the other half of this pair of semi-detached dwellings and would therefore not be adversely impacted by the erection of the two storey side extension. The single storey rear extension would be limited in depth (3.3m) and would therefore not result in an unacceptable impact upon the light, privacy and amenities of the neighbouring property.

4.3.8 No. 16 Byron Close benefits from a single storey side projection and no side facing windows. The proposed two storey side extension would be set off the party boundary and would not project beyond the rear elevation of the neighbouring dwelling. It is considered that the proposed development would not result in any unacceptable impact upon the amenities of the neighbouring occupiers.

4.3.9 The two storey side extension would include the addition of two side facing windows at first floor level. It is considered appropriate to include a condition to ensure that the side facing fenestration is obscure glazed in order to safeguard neighbouring privacy.

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 completed before the expiration of 3 years from the date of this decision notice.

   Reason: As required by the Town and Country Planning (General Permitted Development) Order 2015, Schedule 2, Part 3, Class Q.2.-(3)

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.

3. The window(s) at first floor level on the north west elevation of the development hereby permitted shall be permanently glazed with obscure glass.

   Reason:To safeguard the privacy of the occupiers of the adjacent dwelling.

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: 13 March 2018	