**DELEGATED FILE NOTE**

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

| APPLICATION REFERENCE | BRIEF DESCRIPTION OF DEVELOPMENT | APPLICATION SITE |
|---|---|---|
| 18/00812/FPH | Single storey rear extension (as amended by plans received 26 April 2018) | 56 Ninesprings Way<br>Hitchin<br>Hertfordshire<br>SG4 9NR |

**Submitted Plan Nos**

P01 P01

**1.0 Policies**

2.0 **Site History**

2.1 05/01578/1HH Two storey side and single storey rear extensions; rear Conservatory GRANTED

3.0 **Representations**

3.1 **54 Ninesprings – Supports proposed development**

4.0 **Planning Considerations**

4.1 **Site and Surroundings**

4.1.1 No. 56 Ninesprings Way is a semi-detached property situated on the south side of the road. No. 58 adjoins the host property and No. 54 shares the western side boundary. A two storey rear extension was granted in 2005 and implemented. The rear Conservatory that was granted never implemented.

4.2 **Proposal**

4.2.1 Planning permission is sought for a single storey rear extension, sited in the same location as the proposed conservatory granted in 2005. The proposed extension projects 3 metres from the rear elevation. It has a flat roof design with a maximum height of 2.8 metres and a proposed glazed lantern style roof light. (as amended by plans received 26 April 2018)

4.2.2 Materials are proposed to match the existing.

4.3 **Key Issues**

4.3.1 The key issues to the determination of this application relates to the impact upon the visual amenities of this locality and the impact upon neighbouring amenity.

**Design and visual amenity**

4.3.2 The submitted forms confirm that materials would match the existing property and I am satisfied that a good match could be made here without the need for any additional condition.

4.3.3 The addition in my view relates well to the existing structure and to the character and appearance the existing property. The proposals would not be visible from public views or have a significantly greater visual impact than the existing building and would not result in any greater visual impact upon the visual amenities of the area. The proposals would, in my opinion, meet the criteria set out in Policy 28 of the Local Plan.

**Residential Amenity**

4.3.4 With regard to this issue I do not consider that there would be any negative impact on the amenity of any neighbouring property. The proposal is single storey and would have a minimal impact upon the adjoining dwellings given the relationship and there would be no material loss of privacy or daylight/sunlight here. I am therefore of the view that the objectives of the current development plan policies would not be prejudiced by the proposal.

4.4 **Conclusion**

4.4.1 In the absence of any material or sustainable planning objections I have framed a favourable recommendation accordingly.

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.

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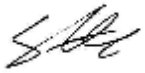
| Signed<br><br><br>Simon Ellis<br><br>Determining Officer | Development Management<br>North Hertfordshire District Council<br>Council Offices<br>Gernon Road<br>Letchworth<br>Herts<br>SG6 3JF |

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| **Date:** 17 May 2018 | |