DELEGATED FILE NOTE

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

APPLICATION REFERENCE	BRIEF DESCRIPTION OF DEVELOPMENT	APPLICATION SITE
18/00921/FPH	Part two and part single storey rear extension. Single storey front porch with continuation canopy across front elevation	12 Mountjoy Hitchin Hertfordshire SG4 0PS

Submitted Plan Nos

P001 P003B P002

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 12 Mountjoy is a semi-detached dwelling. The flank boundary adjoins the rear boundaries of nos.1-9 (odds) Bradley's Corner.

4.2 **Proposal**

4.2.1 A) Part two storey and part single storey rear extension. The two storey element is proposed to have a hipped roof and would project to a depth of 4m beyond the rear wall of the main house. The two storey element is proposed to occupy almost the full width of the rear of the house with a narrow flat roof single storey element between the flank all of the two storey element and the boundary.

B) Single storey front porch with roof canopy across front elevation. The front porch would project out with a hipped roof whilst a shallow canopy roof will continue across the remainder of the front of the property.

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 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 two storey element would have an acceptable relationship to the host dwelling in terms of its size and design. It has been designed to have somewhat of a subservient relationship with the main house moreover, being located at the rear, would have limited public impact.

The proposed single storey front extension and canopy roof would be a sympathetic addition. It would have an acceptable visual impact and therefore I raise no objection on design grounds.

The proposed development would be compliant with the relevant local and national planning policy regarding house extensions and design.

4.3.3 Impact on neighbouring properties
The key issue for consideration is the impact that the proposed development would have on the living conditions of the adjoining property, no.14 Mountjoy and the adjacent properties to the north.

4.3.4 *14 Mountjoy*
This property is in the process of constructing a large single storey addition at the rear. As such, ground floor windows would not be affected by the proposed extensions. The first floor element is set sufficiently from the boundary to ensure that the first floor window on the rear of no.14 would not be negatively affected.

The single storey element to the front would not result in any harm to the living conditions of this property.

4.3.5 *Properties to the north*
The flank wall of the proposed two storey extension would be situated in close proximity to the rear boundary of several of the properties on Bradleys Corner. However, whilst the proposal would no doubt result in some additional built form at the bottom of the gardens, the distances are sufficient to ensure that these properties would not suffer any harm to their living conditions as a result of the bulk/form of the additions. New windows are primarily proposed to face into the application site although one new window is proposed at first floor level on the flank elevation of the main house. However, this window would be a top-opener and would be obscured. This is sufficient to ensure that properties to the north would not suffer a loss of privacy.

The single storey element to the front would not cause any harm to the properties to the north.

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.

3. The window at first floor level on the flank elevation of the development hereby permitted shall be permanently glazed with obscure glass and be non-opening up to 1.7m above the floor level of the room to which the window is installed. The window will be maintained as such thereafter.

   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  Tom Rea Determining Officer	Development Management North Hertfordshire District Council Council Offices Gernon Road Letchworth Herts SG6 3JF
Date: 8 May 2018	