DELEGATED FILE NOTE

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

APPLICATION REFERENCE	BRIEF DESCRIPTION OF DEVELOPMENT	APPLICATION SITE
18/00308/FPH	Two storey side and single storey rear extensions with ancillary works including extension of dormer window following demolition of existing extensions (as amended by drawings 01A, 04A and 05A received 19/03/2018).	20 Brampton Park Road Hitchin Hertfordshire SG5 1XE

Submitted Plan Nos

P01A P02 P03 P04A P05A

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 Lawful development certificate granted in 2004 for a hip to gable roof extension and dormer window and rooflights.

3.0 **Representations**

3.1 **Local residents**
No representations received.

4.0 **Planning Considerations**

4.1 **Site and Surroundings**

4.1.1 20 Brampton Park Road is a semi-detached residential property. It has previously been extended at the side and rear and the loft has been converted.

4.2 **Proposal**

4.2.1 Two storey side and single storey rear extensions with ancillary works including extension of dormer window following demolition of existing extensions.

The two storey addition would extend the full width of the main house and would have a roof form with eaves and ridge heights to match. The flank wall of the extension would be set approximately 1m from the flank boundary. The two storey extension would involve the extension of the flat roof dormer window at the rear and its incorporation with the gable end. A large obscure-glazed, fixed-shut window is proposed for the flank wall of the extension.

The single storey extension would have a flat roof, would extend across the full width of the extended house and would have a projection of 6m into the rear garden.

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: One metre rule
Policy 28 of the Saved Local Plan suggests that the flank wall of first floor/two storey side extensions should normally be positioned at least 1 metre from the boundary if the site adjoins a residential plot. The supporting text in the Plan states that the reason for the above aspect of Policy 28 is to protect against a terracing effect. Terracing can occur when the planned distance between the flank walls of adjacent properties is significantly reduced or eliminated completely.

4.3.3 In this case, the flank wall of the two storey element is proposed to be located approximately 1m from the boundary with the adjacent property to that said. Accordingly, the proposal would be compliant with this aspect of Policy 28.

4.3.4 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..."*

4.3.5 The various aspects of the proposed development would, in the main, have a sympathetic relationship with the host dwelling in terms of their size and design. I note that the existing flat roof dormer window is proposed to be extended and would be incorporated into the gable end of the main roof. I do not particularly like this detail, but given the very limited visual impact of this aspect of the proposal, on balance I raise no objection. The other aspects are acceptable in design terms and the proposal would be compliant with the relevant saved and emerging local plan and national planning policy regarding house extensions and design.

4.3.6 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.

4.3.7 *21 Brampton Park Road*
The flank wall of the proposed single storey rear extension would be located on the boundary line with no.21 and would have quite a significant projection beyond the rear wall of the semi-detached pair However, the extension would have a modest height and I do not consider that it would result in any significant harm to the living conditions of this property. The other elements would not cause any significant harm.

4.3.8 *19 Brampton Park Road*
The two storey extension would be located largely adjacent to the flank wall of no.19 which has been extended with a two storey addition to the rear. The various aspects of the proposed development would not result in any significant harm to the living conditions of no.19.

4.3.9 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. Prior to the first occupation of this part of the development hereby permitted, the landing window on the south-facing flank elevation of the development hereby permitted shall be permanently glazed with obscure glass and fixed shut.

   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: 21 March 2018	