DELEGATED FILE NOTE

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

APPLICATION REFERENCE	BRIEF DESCRIPTION OF DEVELOPMENT	APPLICATION SITE
18/01348/FPH	Part two storey and part single storey rear extension following partial demolition of existing garage	Meadow View Gipsy Lane Knebworth Hertfordshire SG3 6DJ

Submitted Plan Nos

4372-0S1 4372-0S2 4372-E01 4372-P01A

1.0 Policies

LP5	Excluded Villages

LP28	House Extensions
LP55	Car Parking Standards
SECT12	Conserving and enhancing historic enviro

2.0 **Site History**

2.1 None relevant

3.0 **Representations**

3.1 **Knebworth Parish Council :** No objections

3.2 **Site Notice/ Adjoining occupiers:** No objections e-mail from owners of Havant.

4.0 **Planning Considerations**

4.1 **Site and Surroundings**

Semi-detached property located on the south west side of Stockens Green. The site is within the Stockens Green conservation area.

The property has a hipped roof with external materials property is of rough cast white render and plain tiles with upvc windows. It has a flat roofed detached garage at the rear and large garden overlooking fields at the rear. The front curtilage consists of a gravel driveway with parking for 2 – 3 cars.

4.2 **Proposal**

See description.

4.3 **Key Issues**

4.3.1 The key issues are the principle of the development, character and appearance, impact on neighbours and car parking.

4.3.2 **Principle of development**

The site is within the defined settlement boundary of Knebworth and therefore Policy 5 of the NHDC local plan is relevant. This states the following:

Within the excluded villages of Codicote, Ickleford, Kimpton, Knebworth and Little Wymondley, the Council will normally permit development for housing, employment, service and community facilities only if the development proposed is compatible with the maintenance and enhancement of village character, and the maintenance of Green Belt boundaries as shown on the Proposals Map.

I consider that in this case as the proposal is for a domestic extension confined within the curtilage of an existing dwelling and is primarily located at the rear of the property and does not encroach over the village boundary, there is no conflict with Policy 5 and as such the development is acceptable in principle.

4.3.3 **Character and appearance**

The proposed extension is located at the rear of the property. Whilst there would be glimpsed views of the first floor rear extension through the gap between the house and 'The Conifers', the views would be limited and not harmful to the visual amenities of the locality or the street scene in general. The extension has been designed to respect the hipped roof form of the dwelling and the roof over the first floor projection is much lower than the main roof of the house thus maintaining a subservient appearance. The proposed materials and window design are similar to the main dwelling. Whilst the extensions are fairly deep the house has not been extended at the rear previously from its original construction and the extensions are no deeper than the original footprint of the dwelling. Accordingly, I consider that the extensions are sympathetic to the original dwelling in form, proportion, external materials and window design consistent with the requirements of Policy 28 of the local plan. Overall the proposals have no significant effect on the setting or character of the conservation area.

4.3.4 **Impact on neighbours**

The adjoining property 'Havant' has a 3.5 metre deep rear conservatory with blocked out windows on the flank elevation facing 'Meadow View'. There is also a 1.8m high fence along the common boundary. Whilst the proposed flat roofed element of the proposed extension is deep at 5.5 metres and located on the boundary it has a flat roof of no more than 3 metres in height and is located to the north west of Havant. In addition the proposed first floor element of the extension is reduced in depth (4.7m) and is set in from the boundary by 2.6m. The extension does not breach a 45 degree horizontal line as taken from the centre line of the rear facing upper floor window to 'Havant'. As such I consider that the proposals have an acceptable relationship with this property. The Conifers is located to the north and has been previously extended and is separated from the proposed extension by the drives to the two properties (approximate gap of 5 m). In these circumstances where is only one new obscure glazed window facing 'The Conifers' I consider that the proposals have an acceptable relationship with that property.

4.3.5 **Car Parking**

At least three car parking spaces will remain therefore the proposals are acceptable in parking terms.

4.4 **Conclusion**

5.0 **<u>Recommendation</u>**

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.

3. The proposed new en-suite window at first floor level on the side 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. The Council acted proactively through early engagement with the applicant at the pre-application stage which led to improvements to the scheme. 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	Development Management North Hertfordshire District Council Council Offices Gernon Road Letchworth Herts

Determining Officer	SG6 3JF
Date: 10 July 2018	