**DELEGATED FILE NOTE**

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

| APPLICATION REFERENCE | BRIEF DESCRIPTION OF DEVELOPMENT | APPLICATION SITE |
|---|---|---|
| 18/00791/FPH | Front, side, rear extensions and raising the roof to faciliate loft conversion | 12 Deards Wood<br>Knebworth<br>Hertfordshire<br>SG3 6PG |

**Submitted Plan Nos**

L-01 REV A  L-02 REV A  L-03 REV A

**1.0 Policies**

1.1 **North Hertfordshire District Local Plan No.2 with Alterations**

Policy 5 – Excluded Villages
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 - (Approved by Full Council 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 SPD (2011)

2.0 **Site History**

2.1 11/01439/1HH - Extension of time for previously approved planning permission ref no. 07/01866/1HH granted 09 June 2008 for raising of roof to provide two additional bedrooms at first floor. Three dormer windows to south elevation and one dormer window to north elevation – Granted Conditional Permission 22/07/2011.

2.2 07/02742/1HH - Single storey side and rear extension (variation to Planning Permission 00/01564/1HH granted 28/11/2000) – 10/01/2007.

2.3 07/01866/1HH - Raising of roof to provide two additional bedrooms at first floor. Three dormer windows to south elevation and one dormer window to north elevation – Granted Conditional Permission on 10/06/2007.

2.4 00/01564/1HH - Single storey side and rear extensions – 28/11/2000.

3.0 **Representations**

3.1 **Site Notice:**

Start Date: 11/05/2018 Expiry Date: 01/05/2018

3.2 **Press Notice:**

Start Date: Expiry Date:

3.3 **Neighbouring Notifications:**

The owners/occupiers of No. 11, 13, 13A, 17 and 18 Deards Wood were notified on 29/03/2018. One objection has been received from No. 13 Deards Wood and is summarised below:

- Object to the large picture window in the front of the building for bedroom 6. The window would overlook neighbouring swimming pool.

3.4 **Parish Council / Statutory Consultees:**

Knebworth Parish Council – No objection

Network Rail – No objection

4.0 **Planning Considerations**

4.1 **Site and Surroundings**

4.1.1 No. 12 Deards Wood is a large single storey dwelling set off Deards Wood in Knebworth. The property features a large driveway and is predominantly wooden clad. The local characteristics of this part of Deards Wood consist of predominately detached dwellings well spaced from one another. Parking is predominately off-street.

4.2 **Proposal**

4.2.1 Planning permission is sought for the erection of a single storey front, side and rear extension and the raising of the roof height to create a first floor level to incorporate two additional bedrooms within the property.

4.2.2 The side extension would project 2.9m from the side of the existing dwelling and feature a depth of 9.9m. The extension would incorporate alterations to the existing dwelling, including the porch.

4.2.3 The single storey rear extension would measure 4.1m in depth and 6.1m wide. The extension would incorporate a flat roof design.

4.3.4 The first floor development would be centrally sited within the dwelling and measure approximately 7.1m wide and 14.8m in depth. The first floor extension would feature a gabled roof form with both front and rear facing fenestration.

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 site occupies a large plot and is well set back from the public highway. The style of properties in this area is varied with dwellings of different designs and scale. The proposed development would consist of alterations and extensions to the front, side and rear of the property resulting in the creation of two additional bedrooms increasing the total to six.

4.3.4 Given the set back nature of the proposed development, the extensions would be well screened from view of the street scene. The extensions would therefore not result in any unacceptable impact upon the appearance of the locality. Furthermore, the proposed extensions, whilst large, would feature appropriate roof forms and a design that would remain in keeping with the character of the host dwelling. Additionally, it is noted a previous similar application was approved for a loft extension under reference number 07/01866/1HH. It is considered that the proposal under the current application would be of a more appropriate design.

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. 13 and 11 Deards Wood which are both set forward of the application site and No. 18 Deards Wood set away to the south. One objection has been received to the proposed front facing fenestration. The window within the front elevation at first floor level would look directly out at the detached garage in front of the property and would likely result in limited oblique views of the neighbouring property. However, given the significant separation between neighbouring dwelling and the application site, it is considered that the proposal would not result in any unacceptable impact upon the light, privacy or amenity of the neighbouring occupiers.

4.3.8 Given the above, it is considered that the proposed development would result in no unacceptable overbearing impact upon neighbouring occupiers and is therefore compliant with Policy 28 of the District Local Plan and the aims of the National Planning Policy Framework.

Highways and Parking:

4.3.9 The development would result in the creation of two additional bedrooms increasing the total number to 6. Given the large driveway, it is considered that the development would result in issues to car parking within the site.

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 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>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 |
| **Date:** 4 June 2018 | |