DELEGATED FILE NOTE

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

APPLICATION REFERENCE	BRIEF DESCRIPTION OF DEVELOPMENT	APPLICATION SITE
18/01149/FPH	Two storey side and rear extension, single storey side extension and conversion of existing garage.	18 Great Ashby Way Great Ashby Stevenage Hertfordshire SG1 6AW

Submitted Plan Nos

Location plan Block plan 1274:01 1274:02B

1.0 Policies

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

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 No previous relevant planning history.

3.0 **Representations**

3.1 **Site Notice:**

Start Date: N/A Expiry Date: N/A

3.2 **Press Notice:**

Start Date: N/A Expiry Date: N/A

3.3 **Neighbouring Notifications:**

The owners/occupiers of No. 17 Great Ashby Way, 2 Lomond Way and 14 Serpentine Close were notified on 09/05/2018 & 04/06/2018. One objection has been received from No. 17 Great Ashby Way and is summarised below:

- Concerns over a loss of light to the rear of No. 17 as a result of an increase in height to the garage roof.
- Concerns over car parking,

3.4 **Parish Council / Statutory Consultees:**

Great Ashby Community Council – No comments received.

4.0 **Planning Considerations**

4.1 **Site and Surroundings**

4.1.1 No. 18 is a two storey detached property situated within a predominately residential area of Great Ashby. The property features a brick (ground floor) and wooden cladding (first floor) finish with uPVC fenestration. The site benefits from off-street car parking with space for two to three cars.

4.1.2 The local characteristics of this part of Great Ashby Way consist of predominately detached dwellings of similar style to that of the application site. Parking is predominately off-street.

4.2 **Proposal**

4.2.1 Planning permission is sought for the construction of a two storey side and rear extension and a single storey side extension following the conversion of the garage into habitable space.

4.2.2 The two storey side and rear extension would measure approximately 5.5m in depth, 4.1m wide (when measured from the side elevation of existing property) and 6.8m high with 5.1m to the eaves.

4.2.3 The single storey side extension would infill the space between the front elevation of the garage and front elevation of the host dwelling. The extension to the garage would result in the replacement of the roof and increase in height of the roof up to 4.7m and 2.5m to the eaves.

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 medium plot close to the public highway. The property features no existing extensions. The proposed development would result in the conversion of the garage into habitable space and the creation of an addition bedroom at first floor level.

4.3.4 The proposed development would be visible from within the surrounding street scene. The development would incorporate a two storey extension with a hipped roof form set below the existing roof ridge of the host dwelling. It is considered that the development would be in keeping with the character and appearance of the host dwelling.

Additionally, whilst a large increase, the development would remain subservient to the character of the host dwelling.

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. 17 Great Ashby Way to the south of the application site. The proposed two storey side and rear extension, given their siting, would not result in any unacceptable impact upon the amenities of the neighbouring dwelling.

4.3.8 The proposed extension and increase in roof height to the garage have raised concerns of loss of light to the neighbouring property. Given the siting of the application property to the north of No. 17, the limited eaves height and considering the garage would not project beyond the front or rear elevations of the neighbouring dwelling, it is considered that the proposal would result in no unacceptable adverse 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 proposed development would result in the addition of 1 bedroom, increasing the total number to four. The application site would maintain 2 to 3 off-street car parking spaces. Whilst objections from the neighbouring property are noted in regards to the parking situation, the proposed development would be incompliance with both local and national planning policy. No objections are raised with regards to impact upon car parking.

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.

Signed  Simon Ellis Determining Officer	Development Management North Hertfordshire District Council Council Offices Gernon Road Letchworth Herts SG6 3JF
Date: 22 June 2018	