DELEGATED FILE NOTE

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

APPLICATION REFERENCE	BRIEF DESCRIPTION OF DEVELOPMENT	APPLICATION SITE
18/00413/FPH	Single storey rear extension and alterations to external finishes.	17 The Elms Codicote Hitchin Hertfordshire SG4 8XS

Submitted Plan Nos

8223-P04; 8223-P01; 8223-P02; 8223-P03

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**

The Local Plan has now been submitted to the Secretary of State, following completion of the final public consultation exercises and having been agreed and approved by Full Council in April 2017. The policies of the Draft Local Plan therefore carry limited weight at this stage, however the policies are to be afforded increased weight and consideration at each stage of the process up until full adoption. The policies of relevance in this instance are as follows:

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 None relevant

3.0 **Representations**

3.1 **Site Notice:**

Start Date: 15/03/2018 Expiry Date: 05/04/2018

3.2 **Press Notice:**

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

3.3 **Neighbouring Notifications:**

The owners/occupiers of No. 15 and 19 The Elms. No neighbouring notifications have been received.

3.4 **Parish Council / Statutory Consultees:**

Codicote Parish Council – No objection.

4.0 **Planning Considerations**

4.1 **Site and Surroundings**

4.1.1 No. 17 is a two storey detached property situated on the west side of The Elms within a predominately residential area of Codicote. The property features a brick finish with a single storey front and side projection with integral garage. The site is not situated within a Conservation Area or Green Belt.

4.2 **Proposal**

4.2.1 Planning permission is sought for the erection of a single storey rear extension and alterations to external finishes. The proposed single storey extension would be sited between the existing rear projections. The development would extend approximately 2.7m rearward and measure 3.4m in height.

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 proposed development would be sited predominately to the rear of the dwellinghouse and therefore out of view of the surrounding street scene. Furthermore, the development would be limited in depth and scale. Given the siting of the extension, it is considered that there would be no unacceptable impact upon the character and appearance of the dwelling within the street scene.

4.3.4 The materials proposed would include the recladding of the front and rear elevations of the dwellinghouse with smooth white rendering and English Cedar boarding. Whilst there are no examples of similar rendering or cladding in the locality of the site, the materials proposed would not result in an adverse impact upon the local street scene.

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 proposed development would be limited in depth, height and set significantly off party boundaries. It is considered that the development would result in no unacceptable impact upon the light, privacy of amenities of the neighbouring dwellings.

Highways and Parking:

4.3.8 The proposed development does not include an increase in the number of bedrooms, therefore there would be no car parking issues arising from the proposed development.

4.4 **Conclusion**

4.4.1 The proposed development is considered acceptable and is 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  Richard Tiffin	Development Management North Hertfordshire District Council Council Offices Gernon Road Letchworth Herts

Determining Officer	SG6 3JF
Date: 11 April 2018	