**DELEGATED FILE NOTE**

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

| APPLICATION REFERENCE | BRIEF DESCRIPTION OF DEVELOPMENT | APPLICATION SITE |
|---|---|---|
| 18/01298/FPH | Single storey rear extension | West Orchard<br>Sperberry Hill<br>St Ippolyts<br>Hitchin<br>Hertfordshire<br>SG4 7NZ |

**Submitted Plan Nos**

Location plan 311PL01-1 311PL01-2d 311PL01-3a 311PL01-4a

**1.0 Policies**

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

Policy 2 – Green Belt
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
Chapter 9 – Protecting Green Belt Land

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 00/01704/1HH – First floor rear extension – Granted Conditional Permission on 20/12/2000.

2.2 95/00197/1HH – Two and single storey extensions – Granted Conditional Permission on 10/04/1995.

3.0 **Representations**

3.1 **Site Notice:**

Start Date: 05/06/2018 Expiry Date: 26/06/2018

3.2 **Press Notice:**

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

3.3 **Neighbouring Notifications:**

The owners/occupiers of Churchfields, Sperberry Hill; Stevenage Road; Harcourt, Sperberry Hill; Lanacombe and Bremon, 58 Stevenage Road were notified on 23/05/2018.

3.4 **Parish Council / Statutory Consultees:**

St Ippolyts Parish Council – No objection

## 4.0 Planning Considerations

### 4.1 Site and Surroundings

4.1.1 West Orchard is a two storey detached dwelling situated on the north side of Sperberry Hill in St Ippolyts. The property is features a number of existing extensions, including a two storey front and rear extension and single storey conservatory style extension. The application site is situated within the Green Belt.

### 4.2 Proposal

4.2.1 Planning permission is sought for the construction of a single storey front extension following the demolition of the existing conservatory. The proposed extension would measure approximately 10m in depth (8m from the front elevation of the two storey front projection) and 6.2m wide. The development would feature a hipped roof form measuring 3.6m in height with 2.5m to the eaves.

### 4.3 Key Issues

4.3.1 The key issues for consideration are as follows:

--Whether the proposal is inappropriate development for the purposes of the National Planning Policy and Local Development Plan

-- The effect the proposal would have on the openness of the Green Belt

-- The effect of the proposal on the character and appearance of the property and the surrounding 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.

Impact on Green Belt:

4.3.2 Chapter 9 of the National Planning Policy Framework (NPPF) notes that great importance should be attached to the Green Belt and that the main aim of Green Belt policy is to keep land permanently open. Paragraph 87 states that inappropriate development should not be approved. Paragraph 89 goes on to states that "*a local planning authority should regard the construction of new building as inappropriate in Green Belt. Exceptions to this are: the extension or alteration of a building provided it does not result in disproportionate additions over and beyond the size of the original building*"

4.3.3 Policy 2 of the District Local Plan takes the view that *"Except for proposals within settlements which accord with Policy 3, or in very special circumstances, planning permission will only be granted for new buildings, extensions, and changes of use of buildings and of land which are appropriate in the Green Belt, and which would not result in significant visual impact."*

4.3.4 The dwelling has previously been extended with a two storey front and two storey rear extensions. The existing single storey front extension is proposed to be demolished and replaced with the proposed extension resulting in an increase in floorspace of approximately 40m2.

4.3.5 Along with previous extensions to the property, it is considered that the proposed development would result in a large increase upon the built form of the original dwelling resulting in an unbalancing of the property. However, the emerging Local Plan, considered to be at an advanced stage, proposes to take this part of Sperberry Hill out of the Green Belt and weight can therefore be given to this as part of the consideration. Therefore, whilst the proposed development would be a substantial increase upon that of the existing dwelling, given that the property is likely to be removed form the Green Belt, it is considered that the proposed development would not result in an unacceptable impact upon the openness of the Green Belt.

Design and Appearance:

4.3.6 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.

4.3.7 The application site occupies a large plot well set back from view of the public highway. The proposed development would be sited to the front of the host dwelling replacing the existing front extension. Given the screening offered along the front boundary of the dwelling and the distance the property is set back, it is considered that the proposal would not result in any unacceptable impact upon the character and appearance of the dwelling within the street scene.

4.3.8 Furthermore, whilst large, the development would be single storey in nature and on balance remain subservient to that character and appearance of the host dwelling.

4.3.9 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:

4.3.10 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.

4.3.11 The application site occupies a large plot away from nearby neighbouring dwellings. Given the single storey nature of the proposal and siting away from party boundaries, it is considered that the proposed development would not result in an unacceptable impact upon the amenities of neighbouring occupiers.

4.3.12 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 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 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:** 24 July 2018 | |