DELEGATED FILE NOTE

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

APPLICATION REFERENCE	BRIEF DESCRIPTION OF DEVELOPMENT	APPLICATION SITE
18/00375/FPH	Single storey rear extension following demolition of existing extension.	93 Wymondley Road Hitchin Hertfordshire SG4 9PX

Submitted Plan Nos

EX-01; EX-02; PL-01; PL-02; PL-03

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

2.0 **Site History**

2.1 13/00348/1HH – First floor side extension and erection of roof above existing single storey rear extension (amended plans received 18/03/13) – Granted Conditional Permission on 16/04/2013.

2.2 13/01238/1PUD – Hip to gable roof extension and rear dormer window to first floor to create additional accommodation – Granted on 27/07/2013.

3.0 **Representations**

3.1 **Site Notice:**

Start Date: 08/03/2018 Expiry Date: 29/03/2018

3.2 **Press Notice:**

Start Date: Expiry Date:

3.3 **Neighbouring Notifications:**

The owners/occupiers of No. 91, 95 Wymondley Road and No. 10A Bowmans Avenue were notified on 01/03/2018. No neighbouring representations have been received.

3.4 **Parish Council / Statutory Consultees:**

N/A

4.0 **Planning Considerations**

4.1 **Site and Surroundings**

4.1.1 No. 93 is a two storey semi-detached dwelling situated on the north side of Wymondley Road within a predominately residential area of Hitchin. The property features an existing two storey side extension, single storey rear extension and loft conversion with a hip to gable roof extension. The site benefits from off-street car parking with space for approximately 4 cars.

4.1.2 The local characteristics of this part of Wymondley Road consist of predominately semi-detached dwellings of similar scale and design to that of the application site. The area consist of predominately off-street car parking.

4.2 **Proposal**

4.2.1 Planning permission is sought for the erection of a single storey rear extension following the demolition of part of the existing single storey rear extension. The rear extension would measure 5.4m in depth from the rear of the original dwelling and be set off the party boundary with No. 95 by 0.7m. The extension would feature an eaves height of 2.3m.

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 rear extension would be sited to the rear of the application site and therefore out of view of the street scene. The extension would feature a gabled roof form appropriate to that of the host dwelling. Furthermore, the extension would feature materials to match those of the existing property. The development would result in no impact upon the character and appearance of the dwelling within the surrounding area.

4.3.4 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:

4.3.5 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.

4.3.6 The application site is neighboured by No. 91 and 95 Wymondley Road. The proposed development would be sited away from the party boundary with No. 91 and is therefore not considered to result in any harmful impact upon the light, privacy or amenity to the occupiers of No. 91.

4.3.7 The development would be set off the boundary with No. 95 Wymondley Road by approximately 700mm. Whilst the development would project approximately 5.4m rearward, given the orientation of the dwelling in relation to the path of the sun, there would be no loss of light to the occupiers of No. 95. Furthermore, given the setting of the development away from the boundary and the single storey nature, it is considered that, on balance, there would be no unacceptable overbearing impact resulting from the development.

4.3.8 Three rooflights are proposed in the roofslope facing in the direction of No. 95 Wymondley Road. It is considered that the proposed rooflights would provide only oblique views of neighbouring properties and therefore have no unacceptable harm on the properties within the immediate locality of the application site.

4.3.9 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:

4.3.10 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.

Signed  Tom Rea Determining Officer	Development Management North Hertfordshire District Council Council Offices Gernon Road Letchworth Herts SG6 3JF
Date: 12 April 2018	