DELEGATED FILE NOTE

CASE OFFICER: ...Tom Donovan.....

APPLICATION REFERENCE	BRIEF DESCRIPTION OF DEVELOPMENT	APPLICATION SITE
18/00832/FPH	Two storey side extension and single storey rear extension and following demolition of existing carport, garage and conservatory.	15 Stockens Green Knebworth Hertfordshire SG3 6DG

Submitted Plan Nos

17497-01 17497-02 17497-03 17497-04

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

1.2 **National Planning Policy Framework.**

Section 7 - Requiring good design
Section 12 – Conserving and enhancing the historic environment

1.3 **Emerging Local Plan 2011-2031 (Approved by Full Council 11th April 2017).**

D1 - Sustainable Design;
D2 – House extensions and replacement dwellings;
D3 – Protecting living conditions;
T2 – Parking
HE1 – Designated Heritage Assets

1.4 **Supplementary Planning Document**

Vehicle Parking at New Development September 2011

2.0 **Site History**

2.1 None relevant.

3.0 **Representations**

3.1 **Public Notice/ local residents**
Mr Hall, 13 Stockens Green
Comments regarding the works required to the existing garage.

4.0 **Planning Considerations**

4.1 **Site and Surroundings**

4.1.1 15 Stockens Green is a semi-detached residential property. It is located within the Stockens Green Conservation Area but is not regarded as a building of any particular significance.

4.2 **Proposal**

4.2.1 Two storey side extension and single storey rear extension following the demolition of the existing car port, garage and conservatory. The two storey side extension would have the same form as the main house and would match it in terms of its height. The single storey element would have a mono-pitch roof and the existing conservatory would be demolished as part of the proposal.

Facing materials are proposed to match those used in the construction of the host dwelling.

4.3 **Key Issues**

4.3.1 The key issues for consideration are as follows:
--The effect of the proposed extension on the character and appearance of the area.
--Whether the proposal would preserve or enhance the character of the Stockens Green Conservation Area.
--The effect of the proposed extension on the living conditions of neighbouring properties.
--The impact that the proposed development would have on car parking in the area.

4.3.2 Design and appearance
Policy 28 suggests that house extensions are generally acceptable providing they are *"...sympathetic to the existing house in height, form, proportions, window details and materials..."* and *"...pitched roofs are used where appropriate..."*

The various aspects of the proposed development would have an acceptable relationship with the host dwelling in terms of its size and design. The two storey element in particular would be well related to the existing in terms of its form and design and would therefore have an acceptable visual impact.

The flank wall of the two storey element would be set the required 1m from the flank boundary.

Overall it is my view that the proposed development would be compliant with the relevant local and national planning policies regarding house extensions and design.

4.3.3 Impact on the heritage asset
The site is in the Stockens Green Conservation Area but it is my view that the proposal would preserve its character and appearance in line with Section 72 of the Planning (Listed Buildings and Conservation Areas) Act 1990.

4.3.4 Impact on neighbouring properties
13 Stockens Green
The two storey element would be set away from the boundary and would not give rise to any material harm to the living conditions of this property. The single storey element would extend beyond the rear wall of this property but it would not be of such size that it would cause any particular harm. A new first floor window is proposed for the flank wall of the extension but this is for an en-suite and will be conditioned to be obscured and top-opening only.

The application property shares a garage boundary with this property and the owner of this property has expressed a concern regarding the impact the proposal would have on the garage. However, this is not a material planning consideration.

4.3.5 *17 Stockens Green*
Both aspects of the proposed development would be set away from the boundary with this property and would not therefore cause any harm to its living conditions.

4.3.6 *Others*
Other neighbouring properties would not be affected by the proposed development.

4.3.7 Car parking
The proposed development would not trigger the requirement for additional car parking to be provided within the application site.

4.4 **Conclusion**

4.4.1 In the absence of material planning reasons to the contrary it is my view that planning permission should be **GRANTED.**

5.0 **Recommendation**

5.1 That planning permission is **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.

3. The window at first floor level on the east-facing flank elevation of the development hereby permitted shall be permanently glazed with obscure glass and openable only above 1.7m above the floor level of the room within which the window is installed.

   Reason: To safeguard the privacy of the occupiers of the adjacent dwelling.

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: 8 May 2018	