DELEGATED FILE NOTE

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

APPLICATION REFERENCE	BRIEF DESCRIPTION OF DEVELOPMENT	APPLICATION SITE
18/00252/FPH	Part two storey and part single storey rear extension following demolition of existing conservatory	32 Uplands Avenue Hitchin Hertfordshire SG4 9NH

Submitted Plan Nos

HET 1535/01A HET 1535/02A

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 08/00193/1HH – Two storey rear and single storey side extension following demolition of existing garage and conservatory – Refused on 13/03/2008.

2.2 08/02818/1HH – Part single, part two storey rear extension – Refused on 12/01/2009.

2.3 09/0088/1HH – Part two storey, part single storey rear extension incorporating existing garage and demolition of existing conservatory – Granted Conditional Permission on 16/03/2009.

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. 30, 34 Uplands Avenue and No. 39, 41 Manton Road were notified on 06/02/2018. One objection have been received from No. 30 Uplands Avenue and is summarised below:

- Consider the proposal to be overdevelopment of the site that would result in the restriction of light and overbearing impact upon No. 30 Uplands Avenue.

3.4 **Parish Council / Statutory Consultees:**

N/A

4.0 **Planning Considerations**

4.1 **Site and Surroundings**

4.1.1 No. 32 is a two storey chalet bungalow situated on the south side of Uplands Avenue within a predominately residential area of Hitchin. The property features an existing front projection, single storey conservatory and detached garage to the rear.

4.2 **Proposal**

4.2.1 Planning permission is sought for the erection of a part single, part two storey rear extension following the demolition of the existing conservatory extension. The proposed development would feature a gabled roof form and Juliet balcony.

4.2.2 The rear extension would measure approximately 3.8m in depth, 7.2m width at first floor level and 6.8m in height with 5m to the eaves. The development would have a width of approximately 8.2m including the single storey element.

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 to the rear of the property with limited views of the proposal from within the street scene. It is therefore considered that whilst large, the proposed development would not result in an unacceptable impact upon the character and appearance of the property within the surrounding street scene. Furthermore, it is noted that a similar existing two storey development has taken place to the adjoining property No. 34 Uplands Avenue.

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. 30 and 34 Uplands Avenue. No. 34 forms the other half of this pair of semi-detached dwellings and benefits from an existing two storey rear extension that is of similar appearance to the proposed development. The proposed development would not project beyond the rear of the neighbouring extension and would therefore not result in any unacceptable impact upon neighbouring light, privacy or amenity.

4.3.7 No. 30 Uplands Avenue features no existing alterations to the original dwelling. No. 30 is set away from the application site by approximately 5m. Whilst it is noted that proposed development would be large, it is not considered that the proposal would result in an unacceptable impact upon the light, privacy and amenity of the neighbouring occupiers.

4.3.8 The dwellings to this side of Uplands Avenue are south facing and therefore the proposed development would therefore result in limited loss of light to No. 30 in the early morning. Furthermore, the proposed development does not infringe upon the 45 degree visibility zone of the ground floor rear fenestration to the neighbouring property and no unacceptable overbearing impact would result.

4.3.11 The development would incorporate two side facing windows at first floor level facing in the direction of No. 30 Uplands Avenue. The submitted plans indicate these windows as being obscure glazed. It is however considered reasonable to include a condition restricting the side facing windows to remain permanently obscure glazed unless otherwise agreed in writing by the Local Planning Authority.

4.3.10 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:

4.3.11 The proposed development would result in the addition of two bedrooms increasing the total to four. The site benefits from off-street parking with space for 2 to 3 cars. It is considered that the development would result in no car parking issues.

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 completed before the expiration of 3 years from the date of this decision notice.

   Reason: As required by the Town and Country Planning (General Permitted Development) Order 2015, Schedule 2, Part 3, Class Q.2.-(3)

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(s) at first floor level on the west elevation of the development facing in the direction of No. 30 Uplands Avenue and hereby permitted shall be permanently glazed with obscure glass.

   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  Simon Ellis Determining Officer	Development Management North Hertfordshire District Council Council Offices Gernon Road Letchworth Herts SG6 3JF
Date: 12 March 2018	