DELEGATED FILE NOTE

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

APPLICATION REFERENCE	BRIEF DESCRIPTION OF DEVELOPMENT	APPLICATION SITE
18/01119/FPH	Two storey rear extension	105 Wellingham Avenue Hitchin Hertfordshire SG5 2UN

Submitted Plan Nos

Location plan 0630-2A

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 - (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 09/01052/1HH - Single storey rear extension – Granted on 26/08/2009.

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 No. 103, 107 Wellingham Avenue and No. 79 Milestone Road were notified on 09/05/2018. 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. 105 is a two storey semi-detached dwellings situated on the north side of Wellingham Avenue within a predominately residential area of Hitchin. The property features a brick finish with uPVC fenestration and off-street car parking with space for

three cars. The site has been previously extended with a single storey extension to the rear.

4.2 **Proposal**

4.2.1 Planning permission is sought for the erection of a part single storey and part two storey rear extension. The proposed development would measure 3m in depth, 6.6m wide at single storey level and 5m wide at first floor level.

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 application dwelling occupies a large plot set back from the public highway. The proposed development would be sited to the rear of the application site well screened from view of the surrounding street scene.

4.3.4 The two storey extension would feature a gabled roof form and roof pitch to match the existing property. The extension is considered to be acceptable given its siting to the rear, appropriate use of materials and design.

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 application site is neighboured by No. 103 and 107 Wellingham Avenue. No. 103 is detached from the application site. The proposed development would not result in any unacceptable impact upon the amenities of the neighbouring occupiers given the distance between the two neighbouring properties.

4.3.8 No. 107 Wellingham Avenue forms the other half of this pair of semi-detached dwellings, the development would project 3m rearward along the party boundary with the neighbouring dwelling. Additionally, the two storey element would not infringe upon the 45 degree visibility zone of the neighbouring ground floor fenestration.

4.3.8 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 Sufficient off-street car parking would remain on site following the construction of the two storey rear extension. The development would not result in any 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 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	

 Simon Ellis Determining Officer	Development Management North Hertfordshire District Council Council Offices Gernon Road Letchworth Herts SG6 3JF
Date: 27 June 2018	