DELEGATED FILE NOTE

CASE OFFICER: ...Heather Lai.....

APPLICATION REFERENCE	BRIEF DESCRIPTION OF DEVELOPMENT	APPLICATION SITE
18/01360/FPH	Single storey rear extension following demolition of existing conservatory	11 Benslow Lane Hitchin Hertfordshire SG4 9RE

Submitted Plan Nos

PL-01 PL-02 PL-03 PL-04 PL-05 SU-01A SU-02A SU-03

1.0 Policies

1.0 Planning Policy

1.1 **North Hertfordshire District Council Local Plan No. 2 with alterations**

Policy 28 – Housing Extensions
Policy 55 – Car Parking Standards

1.2 **National Planning Policy Framework**

Section 7 – Requiring good design

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

1.4 **Supplementary Planning Document**

Vehicle Parking at New Development September 2011

2.0 Site History

No relevant planning history on record

3.0 Representations

Local residents:
1 objection – the proposed extensions at 9 and 11 will be deeper than those at 5 and 7. Should not extend beyond surrounding dwellings. Is a shared building scheme with no. 9.

4.0 Planning Considerations

4.1 **Site and Surroundings**

The application site is a four storey end of terrace dwelling located within the Hitchin Conservation Area. It is in a terrace of four Victorian town houses to the west, and is adjacent similar but smaller Victorian dwellings to the east. The terrace is designed as two pairs, with 5-7 mirroring each other, and 9-11. No. 9 has put in a similar application for a rear extension, however these are separate, independent applications and no draft legal agreement has been submitted requiring the two developments to be implemented concurrently.

4.2 **Proposal**

The application seeks permission for the demolition of the existing lower ground floor conservatory which is 4.8m deep, and the erection of a 5m deep single storey rear extension to be formed of brick to match the host building, and full width glazed bi-folding doors to the rear.

4.3 **Key Issues**

Design:

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..."Rear extensions should not dominate adjoining properties and should be well related to the levels of adjoining properties,*

the direction the house faces, and the distance between the extension and the windows in the next door properties.

The proposed extension is to be at lower ground floor level to the rear. It would be full width and would extend 5m, slightly deeper than the existing conservatory. The proposed extension would project approximately 0.5m beyond the existing matching extensions at nos. 5 and 7. While the proposed extension is to be 5m deep, it is considered given the length of the gardens, the depth of the existing conservatory and the existing situation along the terrace, as well as no. 9 proposing a matching extension that the proposal is acceptable in design terms. It would remain subservient, is to be of similar materials and will create consistency to the rear elevations at lower ground floor. While one objection has been received which states that the extensions should not project any further than surrounding properties, it is considered given the minimal additional projection from the existing conservatory, and the location of the extensions this cannot be supported as a reason to refuse the applications, or to require amendments. It is considered the proposal is acceptable in design terms and accords with Policy 28.

Amenity:
Benslow Lane extends up a hill, and adjoining no. 13 is on a slightly higher elevation than the application site. There is an existing rear extension and conservatory/green house to the rear of no. 13 which adjoins the existing conservatory to no. 11. While the proposed extension would be deeper than that to no. 13, there are no windows facing the application site and therefore it is considered there would not be a loss of privacy or a material loss of light. Given the existing situation, with extensions to the rear of both nos. 11 and 13, and the length of the rear gardens it is considered there would not be a material sense of enclosure as a result of the extension.

No.9 is proposing a matching extension, which would also project to a depth of 5m beyond the principal rear wall. While there is no legal agreement requiring the two extensions to be built concurrently, if they are both constructed it is considered there would not be a material amenity impact to no. 9, as the extensions would be matching in terms of detailed design and depth. However as there is no legal agreement the proposal must be considered based on the existing situation, in the event that the extension at no. 9 is not granted permission or is not built.

The erection of the proposed extension at no. 11 would result in the rear garden at no.9 being sandwiched between two rear extensions at lower ground level. However given the high boundary treatment to both side elevations and the length of the rear gardens it is considered this would not result in a material sense of enclosure. The rear elevations of Benslow Lane are north facing, and as such it would not result in a material loss of light. The proposed rear extension would be fully glazed with bi-folding doors to the rear, and a flat rooflight. As such, it is considered there would not be a material loss of privacy to surrounding properties.

The proposal is considered acceptable in amenity terms and accords with Policy 28 of the saved Local Plan and Policy D3 of the emerging Local Plan.

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

4.4 **Conclusion**
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 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: 2 July 2018	