DELEGATED FILE NOTE

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

APPLICATION REFERENCE	BRIEF DESCRIPTION OF DEVELOPMENT	APPLICATION SITE
18/00544/FPH	Replacement tiled roof to existing conservatory	7 St Marys Close Pirton Hitchin Hertfordshire SG5 3RG

Submitted Plan Nos

Loc Plan Site plan 1 of 4 2 of 4 3 of 4 4 of 4

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
Chapter 12 – Conserving and enhancing the historic environment

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 None relevant.

3.0 **Representations**

3.1 **Site Notice:**

Start Date: 15/03/2018 Expiry Date: 05/04/2018

3.2 **Press Notice:**

Start Date: 15/03/2018 Expiry Date: 05/04/2018

3.3 **Neighbouring Notifications:**

The owners/occupiers of No. 2 Crab Tree Lane were notified on 05/03/2018. No neighbouring representations have been received.

3.4 **Parish Council / Statutory Consultees:**

Pirton Parish Council – No objection

Pirton NP Steering Group – No objection

4.0 **Planning Considerations**

4.1 **Site and Surroundings**

4.1.1 The application site is a two storey detached dwelling situated on St Marys Close within a predominately residential area of Pirton. The application site features an existing conservatory to the rear.

4.2 **Proposal**

4.2.1 Replacement tiled roof to existing conservatory.

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.

4.3.2 The proposed development would result in an appropriate improvement to the appearance of the host dwelling and the character of the surrounding area. The materials proposed are considered acceptable and appropriate to that of the locality.

4.3.3 Given the nature of the development, there would be no additional impact upon the amenities of neighbouring occupiers.

4.3.4 There would be no impact upon car parking in the area.

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 or neighbouring amenities 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.

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:

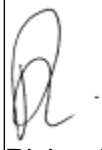
1. The development hereby permitted shall be begun before the expiration of 3 years from the date of this permission.Reason: To comply with the provisions of Section 91 of the Town and Country Planning Act 1990 as amended by Section 51 of the Planning and Compulsory Purchase Act 2004.

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  Richard Tiffin Determining Officer	Development Management North Hertfordshire District Council Council Offices Gernon Road Letchworth Herts SG6 3JF
Date: 16 April 2018	