DELEGATED FILE NOTE

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

APPLICATION REFERENCE	BRIEF DESCRIPTION OF DEVELOPMENT	APPLICATION SITE
18/00453/FPH	Single storey side extension following demolition of existing garage, roof extension with front and rear dormer windows. Erection of outbuilding in rear garden.	100 Ninesprings Way Hitchin Hertfordshire SG4 9NX

Submitted Plan Nos

Site Plan; Block Plan; DHP/556P-01; DHP/556P-02; DHP/556P-03

1.0 Policies

1.1 **North Hertfordshire District Local Plan No.2 with Alterations**

Policy 28 - House 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**

2.1 None relevant.

3.0 **Representations**

3.1 **Public notice/ local residents**
No representations received.

4.0 **Planning Considerations**

4.1 **Site and Surroundings**

4.1.1 100 Ninesprings Way is a semi-detached bungalow.

4.2 **Proposal**

4.2.1 This development proposal is comprised of the following elements:

1) Single storey side extension following demolition of existing garage, hip to gable roof extension and insertion of flat roof dormer windows to front and rear elevations.
2) Addition of timber pergola to existing single storey rear extension.
3) Erection of single storey outbuilding in rear garden.

Facing materials are proposed to match those used in the construction of the existing house.

4.3 **Key Issues**

4.3.1 The key issues for consideration are as follows:
--The acceptability of the design of the proposed extension and its resultant impact on the character and appearance of the area.
--The impact the proposed development would have 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 proposed extensions would see this property extended in a manner not dissimilar from many other properties in the street and in the immediate vicinity of the site. The other-half of the pair of semis has already had a hip to gable roof extension and therefore there is currently a discrepancy between the appearances of the pair in the street. In my view, the various elements would have an acceptable relationship with the host dwelling in terms of their size and design and would have an acceptable visual impact. Indeed to some degree, the scheme is likely to represent an improvement on the current scenario. Flat roof dormer windows are common-place in the street although their sizes vary quite significantly. The front dormer would obviously have the most impact although it has been designed in a manner as to have a degree of subservience with the main roof. The rear dormer is much larger but as it is situated at the rear it would have a limited wider visual impact.

The erection of a relatively modest outbuilding in the rear garden is unobjectionable from a design perspective.

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 neighbouring properties
Due to the distance between the flank boundary and the property to the west it is unlikely that any of the aspect of the proposed development would result in any harm to the living conditions of this property.

4.3.4 The insertion of a large dormer window may lead to some obscure over-looking into the rear garden of the adjoining property but the windows would primarily face into the rear garden of the application site. Overall it is my view that the scheme is unlikely to result in any significant impact on the living conditions of the adjoining property.

4.3.5 Car parking
The proposed development would not trigger the requirement for additional car parking to be provided within the application site. In any case, two car parking spaces are proposed to be provided in the front garden.

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.

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: 5 April 2018	