DELEGATED FILE NOTE

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

APPLICATION REFERENCE	BRIEF DESCRIPTION OF DEVELOPMENT	APPLICATION SITE
18/00105/FPH	Single storey side and rear extension.	62 Stevenage Road Knebworth Hertfordshire SG3 6NN

Submitted Plan Nos

62-01; 62-05; 62-10; 62-20; 62-30; 62-40

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

2.0 **Site History**

2.1 None relevant.

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. 60, 64 Stevenage Road and No. 1 Badger Close were notified on 19/01/2018. No neighbouring representations have been received.

3.4 **Parish Council / Statutory Consultees:**

Knebworth Parish Council – No objections

4.0 **Planning Considerations**

4.1 **Site and Surroundings**

4.1.1 No. 62 is a two storey detached dwelling situated on the north east side of Stevenage Road within a predominately residential area of Knebworth. The property features a detached garage to the rear and raised decking. There are no existing extensions to the property. The application site is not situated within a Conservation Area or Green Belt.

4.2 **Proposal**

4.2.1 The proposed single storey side and rear wrap around extension would replace the existing detached outbuilding to the rear. The extension would project 3m from the rear of the existing rear elevation and measure 10.5m in depth in total along the side of the property. The extension would have a width of 7m with a 2.2m projection from the side elevation of the dwelling. The extension would be flat roof in design with a height of 3m.

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 property occupies a large site with an existing detached outbuilding and raised patio. The development would replace the outbuilding and patio with a single storey wrap around extension. The proposed extension would be flat roof in design with a large rearward facing bi-fold door.

4.3.4 The development would be set back from the front elevation of the host property and be well screened from the street scene given the set back nature of the property and front boundary treatment. It is therefore considered that the development would result in no unacceptable impact upon the character and appearance of the locality. Furthermore, given the single storey nature of the development and subservient appearance, the extension would not result in an unacceptable impact upon the character and appearance of the host property.

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.60 and 64 Stevenage Road. The proposed development would be sited away from No. 64 given the siting of the extension in relation to the party boundary. The development would therefore result in no unacceptable impact upon neighbouring amenity to No. 64 Stevenage Road.

4.3.8 The proposed development would extend along the party boundary with No. 60 Stevenage Road for approximately 10m with a 3m projection from the rear elevation of the application site. The proposed development would result in the removal of the outbuilding which projects further rearward along the party boundary, resulting in an improved rearward outlook for the neighbouring occupiers. Given the single storey nature of the development it is not considered that the development would result in any unacceptable impact upon the light, privacy or amenity of the neighbouring occupiers.

4.3.9 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:

4.3.10 The proposed development does not include an increase in the number of bedrooms, therefore there would be no car parking issues arising from the proposed development.

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.