DELEGATED FILE NOTE

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

APPLICATION REFERENCE	BRIEF DESCRIPTION OF DEVELOPMENT	APPLICATION SITE
18/00869/FPH	Single storey rear extension following demolition of existing conservatory	Poplars Farm Pottersheath Road Pottersheath Welwyn Hertfordshire AL6 9SU

Submitted Plan Nos

ATK/18/ARLR/TP1 ATK/18/ARLR/TP2 ATK/18/ARLR/TP3 ATK/18/ARLR/TP4 ATK/18/ARLR/TP6 ATK/18/ARLR/TP7 ATK/18/ARLR/TP8

1.0 Policies

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

Policy 2 – Green Belt
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 9 – Protecting Green Belt Land

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 09/01199/1HH – Front entrance porch – Granted Conditional Permission on 14/09/2009.

2.2 03/01596/1HH – Two storey side extension – Granted Conditional Permission on 04/12/2003.

2.3 94/00913/1HH – Two storey rear extension, raising of the roof and insertion of 5 dormer windows into roofspace following the removal of the existing roof – Granted Conditional Permission on 11/10/1994.

3.0 **Representations**

3.1 **Site Notice:**

Start Date: 24/04/2018 Expiry Date: 15/05/2018

3.2 **Press Notice:**

Start Date: Expiry Date:

3.3 **Neighbouring Notifications:**

The owners/occupiers of Woodcot, Pottersheath Road; Pine Lodge, Pottersheath Road; Windmill Cottage, Pottershead Road were notified on 29/03/2018. No neighbouring representations have been received.

3.4 **Parish Council / Statutory Consultees:**

Codicote Parish Council – 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 the edge of a predominately residential area of Pottersheath. The dwelling features a rendered finish with a number of existing extensions including a single storey conservatory projecting beyond the rear gable of the host dwelling. The application site benefits from off-street car parking with space for three to four cars and is situated within the Green Belt.

4.2 **Proposal**

4.2.1 Planning permission is sought for the erection of a single storey extension to replace the existing conservatory. The extension would feature a flat roof and measure approximately 5m in depth, 6.7m wide and 3.2m in height. The proposed also includes the addition of a number of skylights within the south east facing roofslope.

4.3 **Key Issues**

4.3.1 The key issues for consideration are as follows:

--The acceptability of the principle of the proposed extension in the Green Belt and the resultant visual impact of such a development.

--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.

Impact on Green Belt:

4.3.2 Chapter 9 of the National Planning Policy Framework (NPPF) notes that great importance should be attached to the Green Belt and that the main aim of Green Belt policy is to keep land permanently open. Paragraph 87 states that inappropriate development should not be approved. Paragraph 89 goes on to states that "*a local planning authority should regard the construction of new building as inappropriate in Green Belt. Exceptions to this are: the extension or alteration of a building provided it does not result in disproportionate additions over and beyond the size of the original building*"

4.3.3 Policy 2 of the District Local Plan takes the view that *"Except for proposals within settlements which accord with Policy 3, or in very special circumstances, planning permission will only be granted for new buildings, extensions, and changes of use of buildings and of land which are appropriate in the Green Belt, and which would not result in significant visual impact."*

4.3.4 The proposed development would replace the existing conservatory with a similarly scaled extension to the rear of the application site. Although the proposed development

would be wider than the existing conservatory, given the positioning of the extension, it is well screened from view of public viewpoints and would not result in the closure of gaps between dwellings.

4.3.5 In consideration of both national and local planning policy, the proposed development would, on balance, not result in any unacceptable significant impact upon the openness of the Green Belt.

Design and Appearance:

4.3.6 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.

4.3.7 The proposed development would be flat roof in design and feature high level strip windows and skylight. The proposed development would be well screened from view of the surrounding area given the high boundary treatment and the separation distance between neighbouring properties.

4.3.8 The development would make use of materials to match those of the existing dwelling including white render to match. The extension, with its single storey height, would remain subservient to the character and appearance of the host dwelling.

4.3.9 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:

4.3.10 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.

4.3.11 The application site benefits from large spaces between neighbouring dwellings. Given the high boundary treatment and limited scale of the proposal, it is considered that the extension would not result in any unacceptable impact upon the amenities of neighbouring occupiers. The development is considered to be compliant with Policy 28 of the District Local Plan and the aims of the National Planning Policy Framework.

Highways and Parking:

4.3.12 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.

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: 17 May 2018	