DELEGATED FILE NOTE

CASE OFFICER: ...Kate Poyser.....

APPLICATION REFERENCE	BRIEF DESCRIPTION OF DEVELOPMENT	APPLICATION SITE
18/00706/FPH	Single storey side and rear extension. Works to existing garage to facilitate conversion into habitable space and replacement of existing box dormer to rear extension with pitched roof (as amended by drawings received 14.08.2018)	17 Canham Close Kimpton Hitchin Hertfordshire SG4 8SD

Submitted Plan Nos

0788/01/100A; 0788/01/101A; 0788/01/115A; 0788/02/101;

1.0 Policies

LP28 House Extensions

LP57	Residential Guidelines and Standards
SECN12	Achieving well-designed places
XD2	Hse Extns,Replacement Dwells,Outbuilding
XD3	Protecting Living Conditions

2.0 **Site History**

2.1 None.

3.0 **Representations**

3.1 Kimpton Parish Council – no objection raised.

3.2 Local Residents – The occupier of 30 Canham Close questions the impact of the development on parking.

4.0 **Planning Considerations**

4.1 **Site and Surroundings**

4.1.1 17 Canham Close is a detached house located in a corner position within the Close. No. 19 is the adjacent house and a garage court for residents lies behind. No. 17 has an existing two storey rear extension. Canham Close is part of a 1970s housing estate.

4.2 **Proposal**

4.2.1 Various extensions are proposed to this property, which include a two storey replacement rear extension to create a kitchen/diner and fourth bedroom; a single storey side extension to enlarge existing ground floor rooms. Alterations to the existing front garage are proposed to convert it into a large entrance hall and W.C. which does not require planning permission.

4.3 **Key Issues**

4.3.1 The key planning considerations relate to the effect of the development on:

- Neighbouring living conditions
- Its appearance within the street scene
- Any parking/highway matters.

4.3.2 17 Canham Close is the adjacent residential property to the north. As can be seen from the submitted Block Plan and GIS plan, the rear elevation is in line with the original rear elevation of the application property. The two houses are approximately 2.5 metres apart. The rear extension would be staggered, with the nearest section projecting 3.6 metres further to the rear than No.19. It would have a gable end measuring 4.8 metres to the eaves and 5.8 metres to the ridge. I consider the work would not have a significant effect on the living conditions of this neighbouring property to justify withholding planning permission.

4.3.3 The style and proposed materials would be in keeping with the existing building. Although the property occupies a relatively prominent corner site I consider the proposed extension would not be unduly prominent in the street scene. I can see objections to the appearance of the work.

4.3.4 The scheme would introduce a fourth bedroom and result in the loss of the use of the garage for parking. As originally submitted the two remaining spaces were under the standard measurements and at a difficult into manoeuvre angle. Negotiations have taken place which has resulted in amended drawings reducing the size of the side extension and thus, providing more parking space. I can now see no sustainable planning objections to the parking/highway aspects of the proposal.

4.4 **Conclusion**

4.4.1 Following the receipt of amended drawings, there are no sustainable planning objections to raise to the proposal.

5.0 **Recommendation**

That 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. The Council acted proactively through positive engagement with the applicant during the determination process which led to improvements to the scheme. 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: 20 August 2018	