DELEGATED FILE NOTE

CASE OFFICER: …Tom Donovan……

APPLICATION REFERENCE	BRIEF DESCRIPTION OF DEVELOPMENT	APPLICATION SITE
18/00226/FPH	Extension of ridge height of main roof, insertion of dormer window to rear roofslope, insertion of two roof lights to front elevation to facilitate conversion of loft into habitable accommodation (as amended by drawing HM-17492-02A received 11/04/2018).	38 York Road Hitchin Hertfordshire SG5 1XB

Submitted Plan Nos
17492-01; 17492-02A

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 **Local residents**
No representations received.

4.0 **Planning Considerations**

4.1 **Site and Surroundings**

4.1.1 38 York Road is a semi-detached residential property.

4.2 **Proposal**

4.2.1 Ridge extension, insertion of flat roof rear dormer window, insertion of roof lights to rear elevation and replacement tiles to roof to facilitate conversion of loft into habitable accommodation.

NB. The scheme has been amended during the application process to remove the rear dormer projection from the scheme.

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 Policy 28: 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 extension scheme would involve an increase to the height of the ridge and a fairly significant flat roof dormer window to the rear. Although the extension to the ridge would slightly unbalance the pair, I do not believe that this would have a significant visual impact. The rear dormer is an unfortunate part of the design but the principle of such an extension has been accepted on other properties in the area. Moreover, the rear dormer window would be located to the rear and would not have a negative impact on the streetscene. The insertion of rooflights to the front elevation is unobjectionable in design terms.

4.3.3 Impact on the living conditions of neighbouring properties
The key issue for consideration is the impact that the proposed development would have on the living conditions of the adjoining and adjacent properties.

4.3.4 In my view the proposed development would not cause any material harm to the living conditions of either the adjoining or adjacent properties. New windows are proposed but these would face into the rear of the application site and would not result in a loss of privacy.

4.3.5 Car parking
The proposed development would not trigger the requirement for additional car

parking to be provided within the application site.

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:

3. 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  Simon Ellis	Development Management North Hertfordshire District Council Council Offices Gernon Road Letchworth Herts

Determining Officer	SG6 3JF
Date: 17 April 2018	