DELEGATED FILE NOTE

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

APPLICATION REFERENCE	BRIEF DESCRIPTION OF DEVELOPMENT	APPLICATION SITE
18/00681/FPH	Replacement pitched roof over single storey front porch and study.	47 Grovelands Avenue Hitchin Hertfordshire SG4 0QU

Submitted Plan Nos

001 JJ16-029

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 - (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 None relevant

3.0 **Representations**

3.1 **Site Notice:**

Start Date: 21/03/2018 Expiry Date: 11/04/2018

3.2 **Press Notice:**

Start Date: Expiry Date:

3.3 **Neighbouring Notifications:**

The owners/occupiers of No. 45 and 49 Grovelands Avenue were notified on 14/04/2018. No neighbouring objections have been received.

3.4 **Parish Council / Statutory Consultees:**

N/A

4.0 **Planning Considerations**

4.1 **Site and Surroundings**

4.1.1 The application site is a two storey semi-detached property situated on Grovelands Avenue within a predominately residential area of Hitchin. The property features a single storey front projection and off-street car parking.

4.2 **Proposal**

4.2.1 Planning permission is sought for the construction of a pitched roof above the existing front projection.

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.

4.3.2 Given the limited scale and nature of the proposed development, it is considered that the proposal would result in no unacceptable impact upon the character and appearance of the property within the street scene. Furthermore, the development would not result in any unacceptable impact upon the amenities of neighbouring properties. The development is therefore compliant with Policy 28 of the District Local Plan and the aims of the National Planning Policy Framework.

Highways and Parking:

4.3.3 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: 1 May 2018	