DELEGATED FILE NOTE

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

APPLICATION REFERENCE	BRIEF DESCRIPTION OF DEVELOPMENT	APPLICATION SITE
18/01153/FPH	Single story rear extension.	124 Bearton Road Hitchin Hertfordshire SG5 1UE

Submitted Plan Nos

1029-PA-01A; 1029-BP-01; 1029-PA-02

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 11/01333/1HH - First floor rear extension and insertion of rooflight in existing rear roofslope of existing kitchen area – Granted Conditional Permission on 08/07/2011.

2.2 94/01123/1HH - Single storey rear extension – Granted Conditional Permission on 28/11/1994.

3.0 **Representations**

3.1 **Site Notice:**

Start Date: Expiry Date:

3.2 **Press Notice:**

Start Date: Expiry Date:

3.3 **Neighbouring Notifications:**

The owners/occupiers of No. 123, 125 Bearton Road and No. 26, 27 Balmoral Road were notified on 30/05/2018. No neighbouring representations have been received.

3.4 **Parish Council / Statutory Consultees:**

N/A

4.0 **Planning Considerations**

4.1 **Site and Surroundings**

4.1.1 No. 124 is a two storey semi-detached property situated on the north side of Beaton Road within a predominately residential area of Hitchin. The property features a pebble dash finish with uPVC fenestration. The property has been previously extended and features a garage to the rear along the party boundary with No. 123 Bearton Road.

4.1.2 The local characteristics of this part of Bearton Road consist of a mixture of semi-detached and terraced dwellings of varying design and character.

4.2 **Proposal**

4.2.1 Planning permission is sought for the erection of a single storey rear extension measuring 4m in depth. The extension would feature a flat roof form with a roof lantern. Additionally, the garage roof will be partially raised in height to allow for a full height door access to the garage.

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 site is situated within a large plot. The dwellings features a number of existing extensions to the rear and a single storey garage projecting along the boundary of the property. The proposed single storey extension would project from the rear of the host dwelling measuring 4m in depth.

4.3.4 Given the single storey nature of the extension and appropriate form, the development would remain subservient to the appearance of the host dwelling. Furthermore, the development would result in no impact upon the character of the street scene given the siting of the development to the rear of the property and therefore out of view of the locality.

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. 123 and 125 Bearton Road. The proposed development would not result in any detrimental impact upon the amenities of No. 123

Bearton Road given the existing garage that projects along the party boundary between the two properties.

4.3.8 The extension would project approximately 4m along the party boundary with No. 125 Bearton Road. It is considered that, on balance, the proposed single storey extension would not result in any unacceptable impact upon the light, privacy or amenity of the neighbouring occupiers. The development would be single storey in nature and not result in an overbearing impact. The development would therefore be compliant with Policy 28 of the District Local Plan and the aims of the National Planning Policy Framework.

Highways and Parking:

4.3.9 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: 15 June 2018	