DELEGATED FILE NOTE

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

APPLICATION REFERENCE	BRIEF DESCRIPTION OF DEVELOPMENT	APPLICATION SITE
18/01094/FPH	Single storey rear extension	100 Walsworth Road Hitchin Hertfordshire SG4 9SU

Submitted Plan Nos

Location GIL.APR.18B

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
Chapter 12 – Conserving and enhancing the historic environment

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
HE1 – Designated heritage assets

1.4 **Supplementary Planning Document**

Vehicle Parking at New Development SPD (2011)

2.0 **Site History**

2.1 06/00122/1PUD - Dormer extension to rear and roof light to front roof slope – Granted on 01/03/2006.

2.2 92/00428/1 - Bay window to front elevation – Granted Conditional Permission on 13/05/1992.

3.0 **Representations**

3.1 **Site Notice:**

Start Date: 11/05/2018 Expiry Date: 01/06/2018

3.2 **Press Notice:**

Start Date: 10/05/2018 Expiry Date: 31/05/2018

3.3 **Neighbouring Notifications:**

The owners/occupiers of No.

3.4 **Parish Council / Statutory Consultees:**

N/A

4.0 **Planning Considerations**

4.1 **Site and Surroundings**

4.1.1 No. 100 is a two storey terraced dwellings situated on the south side of Walsworth Road within the Hitchin Conservation Area. The property features an existing loft conversion with rear dormer window and single storey rear outrigger.

4.2 **Proposal**

4.2.1 Planning permission is sought for the erection of a single storey rear extension that would infill between the rear elevation of the host dwelling and side elevation of the single storey outrigger. The proposed extension would measure approximately 8.7m in depth, 5.6m wide when incorporating the existing outrigger and 2.9m in height. The development would result in the alteration of the existing pitched roof to the outrigger into a flat roof.

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 Conservation 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, Appearance and Impact on the Conservation Area:

4.3.2 No. 100 is situated within the Hitchin Conservation Area. Within a Conservation Area, the Council has a duty to pay special attention to the desirability of preserving or enhancing the character or appearance of that area, in accordance with Section 72 of the Listed Building and Conservation Areas Act (1990). Furthermore, Chapter 12 of the National Planning Policy Framework (NPPF) sets out guidance relating to conserving and enhancing the historic environment.

4.3.3 When considering the impact of proposed development on the significance of a designated heritage asset (such as a Conservation Area), the NPPF notes that great weight should be given to the asset's conservation; the more important the asset, the greater the weight should be.

4.3.4 The application site occupies a long and narrow plot with a large single storey rear outrigger existing within the rear of the site. Outriggers of this nature are a prominent feature in this part of the street. The proposed development would infill the space between the existing outrigger and rear elevation of the host dwelling.

4.3.5 At 8.7m in depth, the single storey rear extension is substantial in scale. However, single storey projections of this scale are common in this part of the Walsworth Road street. Additionally, the extension would be set to the rear of the property and well screened from view of the street scene. Therefore the flat roof design would not result in an unacceptable impact upon the character and appearance of this part of the Conservation Area.

4.3.6 Given the above, it is considered that the proposed extension would, on balance, result in an acceptable impact upon the character and appearance of the host dwelling within

the Conservation Area. The development is on balance compliant with Policy 28 of the District Local Plan and the aims of the National Planning Policy Framework.

Impact on Neighbouring Properties:

4.3.7 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.

4.3.8 The application site is neighboured by No. 99 and 101 Walsworth Road. The proposed development would result in a less overbearing impact upon the occupiers of No. 101 given the reduction in the roof height compared to the existing situation.

4.3.9 The development would be set 1m from the boundary with No. 101 Walsworth Road. Whilst significant in depth, it is considered that, on balance, the proposed single storey rear extension would not result in an unacceptable overbearing impact upon the occupiers of No. 101 Walsworth Road.

4.3.10 Given the above, it is considered that the proposed development would result in no unacceptable overbearing impact upon neighbouring occupiers and is therefore compliant with Policy 28 of the District Local Plan and the aims of the National Planning Policy Framework.

Highways and Parking:

4.3.11 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: 19 June 2018	