DELEGATED FILE NOTE

CASE OFFICER: ...Tom Donovan.....

APPLICATION REFERENCE	BRIEF DESCRIPTION OF DEVELOPMENT	APPLICATION SITE
18/00924/FPH	Two storey rear and single storey side extensions following demolition of existing conservatory (as amended by drawing 1855-01C received 14/05/2018).	5 Tennyson Avenue Hitchin Hertfordshire SG4 0PX

Submitted Plan Nos

1855-01C

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, replacement dwellings and outbuildings;
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 **Public Notice/ local residents**
No representations received.

4.0 **Planning Considerations**

4.1 **Site and Surroundings**

4.1.1 5 Tennyson Avenue is a detached dwelling. It is located on the entrance to Masefield and arguably fronts Masefield as it emerges from Tennyson Avenue.

4.2 **Proposal**

4.2.1 The proposal would involve two distinct elements:

A) Two storey rear extension. The extension would be full height and would have a projection of 3.5m beyond the rear wall of the host dwelling.

B) Single storey side extension. The extension would have a shallow pitched roof and would follow the flank boundary line of the site hence the angled wall.

Facing materials are proposed to match those used in the construction of the host dwelling.

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 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 two storey extension would have an acceptable relationship with the host dwelling in terms of its size and design. It would make the property appear a little narrow due to its form but this would not be harmful. The extension would have some visibility from Tennyson Avenue but I do not consider that it would cause in any particular harm.

The single storey side extension would be a modest addition which would have little impact in the streetscene and is considered to be a sympathetic addition.

Overall it is my view that the proposed development would be compliant with the relevant local and national planning policies regarding house extensions and design.

4.3.3 Impact on neighbouring properties

1 Masefield

The two storey rear extension would extend by approximately 3m beyond the rear wall of this property. However, there is a sufficient distance between the flank wall of the application property and no.1 Masefield to ensure that this projection would not have a harmful impact on the living conditions of this property. New windows would face into the application site and not cause a loss of privacy.

4.3.4 *Others*

Other neighbouring properties would not be affected by the proposals.

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:

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 Determining Officer	Development Management North Hertfordshire District Council Council Offices Gernon Road Letchworth Herts SG6 3JF

Date: 15 May 2018	