DELEGATED FILE NOTE

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

APPLICATION REFERENCE	BRIEF DESCRIPTION OF DEVELOPMENT	APPLICATION SITE
18/00350/FPH	Single storey side extension with car port and ancillary works following demolition of existing garage and utility room.	12 Benslow Rise Hitchin Hertfordshire SG4 9QX

Submitted Plan Nos

1979 01; 1979 PL01; 1979 PL02; 1979 PL03

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**

The Local Plan has now been submitted to the Secretary of State, following completion of the final public consultation exercises and having been agreed and approved by Full Council in April 2017. The policies of the Draft Local Plan therefore carry limited weight at this stage, however the policies are to be afforded increased weight and consideration at each stage of the process up until full adoption. The policies of relevance in this instance are as follows:

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 93/01284/1HH – Single storey rear extensions – Granted Conditional Permission.

3.0 **Representations**

3.1 **Site Notice:**

Start Date: N/A Expiry Date: N/A

3.2 **Press Notice:**

Start Date: N/A Expiry Date: N/A

3.3 **Neighbouring Notifications:**

The owners/occupiers of No. 10, 14, 40 Benslow Drive were notified on 12/02/2018. 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. 12 is a two storey semi-detached dwelling situated on the east side of Benslow Drive within a predominately residential area of Hitchin. The property features a brick finish with uPVC fenestration and detached garage. The property benefits from off-street parking for approximately 2 cars.

4.1.2 The local characteristics of this part of Benslow Drive consist of a mixture of detached and semi-detached properties of a variety of styles compared to that of the application property. Parking in the area is predominantly off-street with zoned on-street parking.

4.2 **Proposal**

4.2.1 Planning permission is sought for the erection of a single storey side extension and car port also sited to the side of the existing dwelling. The proposed side extension would measure 5.4m in depth, 3.2m wide and 4.8m in height and 2.4m to the eaves. The car port would measure 4.2m in depth, 3.8m wide and 2.4m in height and 2.1m to the eaves.

4.2.2 Permission is also sought for the insertion of a small side facing window at ground floor level within the side elevation 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 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 property is situated within a relatively large plot and well set back from the public highway. The proposed development would be sited to the north side of the application property with the side extension being set back from the front elevation by approximately 4m. Whilst, the side extensions roof form may appear somewhat contrived in the formation of a cat slide roof. However, given the set back nature of the property within the street scene and the further setting back of the side extension, it is considered that the development would not result in an unacceptable impact upon the character and appearance of the host dwelling within the street scene.

4.3.4 The proposed car port would be open in character with a mono-pitched roof and would replace the existing garage. The proposed car port, given its limited built form would result in no adverse impact upon the appearance of the property within the street scene.

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. 10 and 14 Benslow Drive. The proposed development would not be visible from No. 10 and would therefore not result in any unacceptable adverse impact upon the amenities to the occupiers of No. 10 Benslow Drive.

4.3.8 The proposed development would not project unacceptably beyond the rear elevation of No. 14 Benslow Drive and would be set off the party boundary. Furthermore, given the appropriate design of the side extension, it is considered that the development would not result in an unacceptable loss of light, privacy or amenity to the occupiers of the neighbouring property.

4.3.9 The proposed development would include the addition of rooflights within the side extension. It is considered that the proposed rooflights would provide only oblique views of neighbouring properties and therefore have no unacceptable harm on the properties within the immediate locality of the application site.

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 completed before the expiration of 3 years from the date of this decision notice.

   Reason: As required by the Town and Country Planning (General Permitted Development) Order 2015, Schedule 2, Part 3, Class Q.2.-(3)

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 March 2018	