DELEGATED FILE NOTE

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

APPLICATION REFERENCE	BRIEF DESCRIPTION OF DEVELOPMENT	APPLICATION SITE
18/00250/FPH	Part two storey, part single storey side and rear extensions following demolition of existing garage and conservatory.	15 West Hill Hitchin Hertfordshire SG5 2HZ

Submitted Plan Nos

HM-17467-01; HM-17467-02; HM-17467-03; HM-17467-04

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 and replacement dwellings;
D3 – Protecting living conditions;
T2 - Parking

1.4 **Supplementary Planning Document**

Vehicle Parking at New Development September 2011

2.0 **Site History**

2.1 Permission previously granted for extensions to the main house.

3.0 **Representations**

3.1 **Local residents**
No representations received.

4.0 **Planning Considerations**

4.1 **Site and Surroundings**

4.1.1 15 West Hill is a detached two storey residential property. It has previously been extended at two and single storey level to the side and rear. The property is rather distinguished by the faux-Tudor boarding to the front elevation.

4.2 **Proposal**

4.2.1 The proposal comprises part two storey and part single storey rear and side extensions. The existing two storey side projection is proposed to be extended slightly whilst a single storey element is proposed to be built as a replacement for the existing garage. The rear extensions would include a hipped two storey extension and flat roof with parapet single storey extension.

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 Policy 28: 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 proposals would result in a fairly significant enlargement to the size of the property. However, in my view, the various elements would have an acceptable relationship with the size and design of the host dwelling. The proposals would be sympathetic additions to the host dwelling and would have an acceptable impact on the wider character and appearance of the area.

The proposed development would be compliant with the relevant local and national planning policies regarding house extensions and design.

4.3.3 Impact on the living conditions of neighbouring properties

The key issue for consideration is the impact that the proposed development would have on the living conditions of the adjoining and adjacent properties.

4.3.4 The proposed extensions would not be of such size or positioned in such a manner that they would result in any significant impact on the living conditions of either of the immediately adjacent properties, nos.13 or 15a West Hill. New windows would be proposed to face into the application site and would not result in a loss of privacy.

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 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: 12 March 2018	