DELEGATED FILE NOTE

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

APPLICATION REFERENCE	BRIEF DESCRIPTION OF DEVELOPMENT	APPLICATION SITE
18/00985/FPH	Single storey front extension and insertion of front and rear dormer windows to facilitate loft conversion.	5 Winston Close Hitchin Hertfordshire SG5 2HB

Submitted Plan Nos

18 100 18 101 18 104 18 101 B 18 102 B 18 103 B 18 105 B

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 No relevant planning history.

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. 4, 6 Winston Close; No. 61, 62 Upper Tilehouse Street and Flat 1 and 2, 62 Upper Tilehouse Street were notified on 23/04/2018. One objection has been received from No. 4 Winston Close and is summarised below:

- Permission will not be granted for the extension to be joined to the side wall of No. 4 Winston Close.

3.4 **Parish Council / Statutory Consultees:**

N/A

4.0 **Planning Considerations**

4.1 **Site and Surroundings**

4.1.1 No. 5 is a two storey semi-detached dwelling situated on Winston Close within a predominately residential area of Hitchin. The property features a part rendered, part clad and part brick finish with uPVC fenestration. The site also features an existing front porch projection and corrugated roof side garage.

4.1.2 The local characteristics of this part of Winston Close consist of a mixture of two storey semi-detached dwellings and bungalow properties. Parking is predominantly off-street.

4.2 **Proposal**

4.2.1 Planning permission is sought for the erection of a single storey front extension, loft conversion and insertion of a single dormer to the rear and two dormer windows to the front.

4.2.2 The single storey front extension would measure 7.2m wide, 3.9m in depth and 3.7m in height with 2.3m to the eaves. The front extension would feature three rooflights and partially wrap around to the site of the dwelling.

4.2.3 The rear dormer window would measure approximately 2.8m in depth, 5.6m wide and 2m in height.

4.3.4 The two front dormer windows would each measure 2.6m in depth, 1.5m wide and 1.8m in height.

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.

<u>Design and Appearance</u>:

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 occupies a medium plot set back from the public highway and set back from the adjoining neighbouring property, No. 4 Winston Close. The proposed development would be sited predominately to the front of the property with the addition of a dormer window on the rear facing roofslope. The proposed development would result in the creation of one additional bedroom, increasing the total to four, and the conversion of the loft into habitable space.

4.3.4 The proposed single storey front extension, whilst large, would be considered on balance acceptable given the set back nature of the property within the street scene. It is further noted the existence of a front projection to No. 4 Winston Close. The design and appearance of the front extension would be appropriate to the host dwelling and is

not considered to result in an adverse impact upon the character and appearance of the property within this part of Winston Close.

4.3.5 The proposed front dormer windows are not a common feature to this style of property in this part of the street scene. The proposed scale, materials and design of the front dormer windows would be on balance acceptable. The host dwelling benefits from being set back within the street scene, therefore, the front dormer windows would be screened from view of any vehicular movement entering the cul-de-sac.

4.3.6 The proposed rear dormer window would be contained within the rear roofslope of the host dwelling and therefore out of view of the public highway. It is considered that the proposed rear dormer window would constitute appropriate development.

4.3.7 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:

4.3.8 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.

4.3.9 The application site is neighboured by No. 4 and 6 Winston Close. Given the set back nature of the application dwelling from No. 4 Winston Close, the development would result in no unacceptable impact upon the amenity of the neighbouring occupiers.

4.3.10 The limited single storey nature of the front extension and distance from the party boundary with No. 6 Winston Close would result in no unacceptable impact upon the amenities of the neighbouring occupiers.

4.3.11 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:

4.3.12 The proposed development would result in the addition of one bedroom increasing the total number within the dwelling to four. The application site would provide off-street parking for two cars. The development would provide sufficient off-street car parking.

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. 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: 11 June 2018	