DELEGATED FILE NOTE

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

APPLICATION REFERENCE	BRIEF DESCRIPTION OF DEVELOPMENT	APPLICATION SITE
18/00762/FPH	Two storey side extension and first floor front extension.	45 Grange Rise Codicote Hitchin Hertfordshire SG4 8YR

Submitted Plan Nos

893/03 898/02A 898/01A

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 17/01081/1HH – Front, side and rear single storey extension to existing detached garage with ancillary works to facilitate conversion into habitable space – Granted Conditional Permission on 22/06/2017.

2.2 14/01245/1HH – Single storey front extension. Extension and conversion of garage to annex accommodation – Granted Conditional Permission 24/06/2014.

2.3 02/00551/1HH – Two storey front and side extension – Granted Conditional Permission on 28/05/2002.

3.0 **Representations**

3.1 **Site Notice:**

Start Date: 13/04/2018 Expiry Date: 04/05/2018

3.2 **Press Notice:**

Start Date: Expiry Date:

3.3 **Neighbouring Notifications:**

The owners/occupiers of No. 29, 44, 46 Grange Rise were notified on 29/03/2018. One objection has been received due to the objector being unable to view plans on the website however, website has been checked and plans are available for viewing.

3.4 **Parish Council / Statutory Consultees:**

Codicote Parish Council – No comments received.

4.0 **Planning Considerations**

4.1 **Site and Surroundings**

4.1.1 No. 45 is a two storey detached dwelling situated on the east end of Grange Rise. The property features a part brick, part render finish with uPVC fenestration. The site benefits from off-street car parking with spaces for approximately three to four cars.

4.1.2 The local characteristics of this part of Grange Rise consist of predominately semi-detached dwellings of similar style and scale. Car parking is a mixture of both on-street and off-street.

4.2 **Proposal**

4.2.1 Planning permission is sought for the erection of a first floor front extension and two storey side extension.

4.2.2 The proposed first floor extension would be sited above the existing ground floor projection and measure approximately 2.1m in depth, 3.9m wide and 6.2m in height with 4.7m to the eaves.

4.2.3 The two storey side extension would measure approximately 3.9m wide, 6m in depth and 6.7m in height with matching eaves to the existing dwelling. The side extension also includes provision for a rearward facing enclosed balcony that would project 900mm rearward and sit at 2.7m 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.

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 site sits at the end of the Grange Rise cul-de-sac within a large plot with open land to the rear. The proposed development would be sited above the existing single storey front extension and against the south elevation of the host property.

4.3.4 Whilst visible from within the street scene, the proposed development would be of an appropriate architectural design that would not detract unacceptably from the character

of the host dwelling. The front extension would be set below the existing roof ridge of the host property with the side extension retaining the character of the dwelling. Furthermore, all materials would be in keeping with those of the existing dwelling.

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. 44 and 46 Grange Rise. Both neighbouring dwellings are set at 90 degree angles and set away from the front of the application site. The proposed development would be visible from the front of the neighbouring properties however, the development, given its siting, would result in no unacceptable impact upon the light, privacy or amenities of the neighbouring occupiers.

4.3.8 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:

4.3.9 The dwelling would result in the creation of one additional bedroom, increase the total number to four. The site benefits from off-street car parking for approximately three cars. It is therefore considered that no car parking issues would arise 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: 9 May 2018	