DELEGATED FILE NOTE

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

APPLICATION REFERENCE	BRIEF DESCRIPTION OF DEVELOPMENT	APPLICATION SITE
18/00967/FPH	Single storey rear extension and rear dormer window to facilitate loft conversion.	19 Bunyan Road Hitchin Hertfordshire SG5 1NW

Submitted Plan Nos

P01 P02 P03 P04

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
Chapter 9 – Protecting Green Belt Land

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 None relevant

3.0 **Representations**

3.1 **Site Notice:**

Start Date: 25/04/2018 Expiry Date: 16/05/2018

3.2 **Press Notice:**

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

3.3 **Neighbouring Notifications:**

The owners/occupiers of No. 18 and 20 Bunyan Road were notified on 20/04/2018.

3.4 **Parish Council / Statutory Consultees:**

N/A

4.0 **Planning Considerations**

4.1 **Site and Surroundings**

4.1.1 No. 19 is a two storey terraced dwelling situated on Bunyan Road within a predominately residential area of Hitchin. The property features an existing part single, part two storey rear outrigger, a common feature in this area. The application site is not situated within the Hitchin Conservation Area.

4.2 **Proposal**

4.2.1 Planning permission is sought for the erection of an L-shaped rear dormer window that would measure approximately 5.9m in depth at its maximum, 3.6m wide and 2.3m in height. Permission is sought for the erection of a single storey rear extension that would wrap around the existing two storey outrigger. The rear extension would measure 2.8m in height and project 2m beyond the rear of the outrigger. The extension would replace existing single storey structures to the rear of the property.

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 proposed development would be sited to the rear of the application site, out of view of the surrounding street scene. The dormer would measure the full width and height of the existing rear roofslope. Whilst large, it is considered that, on balance, the proposed development would not result in an unacceptable impact upon the character and appearance of the street scene given its siting to the rear of the property. Additionally, it is noted the existence of a number of existing dormer windows along this part of Bunyan Road that are of similar appearance to that of the proposed.

4.3.4 The proposed rear extension would be screened from view of the street scene. The development would remain subservient given the single storey nature of the extension. Furthermore, the materials and design are considered to be appropriate.

4.3.5 Given the above, the proposed development would 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. 18 and 20 Bunyan Road. Given the placement of the dormer within the roofslope, it would not result in the overshadowing or loss of light and privacy to the neighbouring occupiers.

4.3.8 The proposed single storey extension would not project any further rearward than the existing situation. The extension would project off the side of the outrigger and measure approximately 2.8m in height and would extend along the party boundary with

No. 20 for approximately 5m. There would be no impact upon the occupiers of No. 18 Bunyan Road.

4.3.9 The single storey extension would, on balance, not result in an overbearing impact upon the occupiers of No. 20 Bunyan Road given the limited height of the development and limited depth when considering the nature of the properties in the area.

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 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: 13 June 2018	