DELEGATED FILE NOTE

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

APPLICATION REFERENCE	BRIEF DESCRIPTION OF DEVELOPMENT	APPLICATION SITE
18/00922/FPH	Single storey rear extension following demolition of existing conservatory.	Lynwood Gun Road Knebworth Hertfordshire SG3 6BP

Submitted Plan Nos

AT751-02; AT751-01; AT751-03; AT751-04

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 14/00583/1HH – Rear dormer window – Granted Conditional Permission on 13/05/2014.

2.2 13/02291/1HH – Insertion of 3 front dormer windows to facilitate loft conversion – Granted Conditional Permission on 02/01/2014.

2.3 13/01594/1PUD - Insertion of rear roof extension to create accommodation in roof space – Grated on 28/08/2013.

2.4 13/00721/1HH - Insertion of two dormer windows in front roofslope to facilitate conversion of loft to habitable accommodation – Granted Conditional Permission on 04/06/2013.

2.5 11/00027/1PUD - Conversion of integral garage to habitable accommodation – Granted on 24/02/2011.

2.6 92/00396/1 - Rear conservatory – Granted Conditional Permission on 18/05/1992.

2.7 78/01133/1 - Erection of single storey rear extension – Granted Conditional Permission on 22/08/1978.

3.0 **Representations**

3.1 **Site Notice:**

Start Date: Expiry Date:

3.2 **Press Notice:**

Start Date: Expiry Date:

3.3 **Neighbouring Notifications:**

The owners/occupiers of The Elms, Gun Road; Kimoro, Gun Road; 7 and 8 Gun Meadow Avenue were notified on 06/04/2018. No neighbouring representations have been received.

3.4 **Parish Council / Statutory Consultees:**

Knebworth Parish Council – No objection received on 12/04/2018.

4.0 **Planning Considerations**

4.1 **Site and Surroundings**

4.1.1 The application site is a two storey semi-detached dwelling situated on the south side of Gun Road within a predominately residential area of Knebworth. The property features a number of existing extension including a single storey rear extension and rear conservatory projecting beyond the existing single storey extension.

4.2 **Proposal**

4.2.1 Planning permission is sought for a single storey rear extension to replace the existing rear conservatory. The development would measure approximately 3.5m in depth, 4.5m wide and 2.7m in height. The development would feature a flat roof form with a single roof lantern.

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 replace the existing conservatory, which is of similar scale to that of the proposed development. The development would be limited in scale and feature appropriate materials to the host dwelling. Given the siting of the extension to the rear of the application site and out of view of the street scene, it is considered that the proposed development would be appropriate and not result in a harmful impact upon the character and appearance of the host dwelling. The 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:

4.3.4 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.

4.3.4 The application site is neighboured by Kimoro to the west and The Elms to the east. The proposed development would be sited to the east side of the rear elevation of the property. Furthermore, the development would be of similar scale to the conservatory it is replacing.

4.3.5 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:

4.3.6 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: 15 May 2018	