DELEGATED FILE NOTE

CASE OFFICER: ...Heather Lai.....

APPLICATION REFERENCE	BRIEF DESCRIPTION OF DEVELOPMENT	APPLICATION SITE
18/01419/FPH	Part two storey, part single storey rear extension, change of external materials and erection of canopy over front door.	36 Milestone Road Hitchin Hertfordshire SG5 2SY

Submitted Plan Nos

0042/01; 0042/02; Location Plan

1.0 Policies

LP28	House Extensions

LP55 Car Parking Standards

National Planning Policy Framework

Section 7 - Requiring good design

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

Supplementary Planning Document

Vehicle Parking at New Development September 2011

2.0 **Site History**
No site history on record.

3.0 **Representations**
Local residents
No representations received.

4.0 **Planning Considerations**

4.1 **Site and Surroundings**
The application site is a mid-20th Century, two storey semi-detached dwelling located on the western side of Milestone Road. It is unlisted and outside a conservation area.

4.2 **Proposal**
The application seeks permission for a part-two storey, part-single storey rear extension, alterations to the materiality of the property and the erection of a canopy over the front door.

4.3 **Key Issues**
Design:
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 proposal seeks the erection of a part-single, part-two storey rear extension to the existing dwelling. It is to project 3.5m beyond the principal rear wall of the dwelling, and is to kink in to the south side elevation to retain the existing access to the rear garden. The extension is to be formed of red brick, to match surrounding properties and the proposed materiality of the host building. It is to have uPVC windows and doors to match the existing dwelling. It will have a concrete tiled pitched roof to match the roof of the host building. In terms of scale, design and materiality it is considered the proposed part single, part two storey rear extension is acceptable and relates well to the host building. It remains subservient and would be visible only from limited private views.

To the side elevation of the host building it is proposed to relocate an existing door, and to install a new casement window. Given the scale and positioning of these proposed alterations no objection is raised in design terms.

The installation of a small pitched canopy over the front door, to replace the existing concrete canopy is considered acceptable in design terms. The existing canopy is dated and the proposed one would match that to adjoining no. 34 in terms of detailed design.

The proposed removal of the existing poor quality render to reveal the red brick is a welcome alteration in design terms, and will match surrounding dwellings including no. 34.

Amenity:
The proposed rear extension faces to the north west. To the west the closest residential property is no. 38, which is located at a distance of approximately 3m and on an angle to the application site. The rear built line of the proposed extension will be adjacent to the rear built line of no. 38, which is a two storey dwelling and therefore it is considered there will not be a loss of light or privacy or an increase in overlooking.

No. 36 has a long rear garden with vegetation to the rear. The closest property to the rear of the site is no. 1 Beechwood Close, which adjoins no. 36 to the side. Given the distance and the relationship of the two properties it is considered the proposed one and two storey extensions to the rear of no. 36 will not result in a material amenity impact.

The adjoining property to the north east is no. 34, a two storey dwelling house. There is an existing high boundary fence and conifer hedge separating the two properties and therefore the proposed single storey extension, which adjoins the party wall with no. 34 is not considered to result in a loss of light or a sense of enclosure.

The proposed two storey element of the extension is to be positioned away from no. 34, and will be approximately 2.5m from the party wall to the south west. While it is located to the south, it is considered given that the two storey extension is set away from no. 34 and will project only 3.5m from the rear way of the dwelling it will not result in a material loss of light.

There are no windows proposed for the extension which face towards no. 34, and the proposed rooflight in the single storey element will be on such an acute angle it is considered there will not be a material loss of privacy resulting from the proposals. In addition, the extension would be more than 45° from the middle of the closest windows to no. 34.

The slight relocation (by approximately 0.5m) of the existing side elevation ground floor door and the installation of a casement window are considered to be acceptable in amenity terms; there is an existing high boundary wall between the host site and no. 38, and significant hedging and in addition the side elevation windows to no. 38 do not directly face the fenestration to no. 36. As such it is considered these alterations will not result in a material loss of privacy to surrounding properties.

No amenity concerns are raised to the erection of a replacement canopy to the front door.

The proposals are considered acceptable in amenity terms and will not result in a material loss of amenity to surrounding residential properties.

Car Parking Standards:
The proposed development would not trigger the requirement for additional car parking to be provided within the application site.

4.4 **Conclusion**

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 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: 27 June 2018	