DELEGATED FILE NOTE

CASE OFFICER: ...Tom Donovan.....

APPLICATION REFERENCE	BRIEF DESCRIPTION OF DEVELOPMENT	APPLICATION SITE
18/00435/FPH	Single storey front extension and first floor rear esxtension (as amended by drawings 1526/01C and 1526/02C received 10/04/2018).	33 Tennyson Avenue Hitchin Hertfordshire SG4 0PY

Submitted Plan Nos

1526/01C; 1526/02C

1.0 Policies

1.1 **North Hertfordshire District Local Plan No.2 with Alterations**

Policy 28 - House Extensions
Policy 55 - Car Parking Standards

1.2 **National Planning Policy Framework.**

Section 7 - Requiring good design

1.3 **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

1.4 **Supplementary Planning Document**

Vehicle Parking at New Development September 2011

2.0 **Site History**

2.1 None relevant.

3.0 **Representations**

3.1 **Public notice/ local residents**
Mrs J Payne, 139 Wymondley Road
"As co-owner of two properties, one in Shelley Close which backs onto 33 Tennyson Avenue and one opposite this property in Tennyson Avenue, I consider this plan to be unsightly and not in keeping with the current overall street scene. This is an over development of an already extended plot. The two storey extension on the back will affect the privacy of the neighbours and problems with overlooking into our Shelley Close property. The front extension is not an issue. I strongly recommend that the rear planning application is refused on these grounds."

4.0 **Planning Considerations**

4.1 **Site and Surroundings**

4.1.1 33 Tennyson Avenue is a detached residential property which construction dates to the late 20th Century. It is situated on a central part of the estate and has a dual frontage.

4.2 **Proposal**

4.2.1 This development proposal involves two elements:

A) Single storey porch extension. The extension is proposed to match the existing front porch in terms of its height, form and depth.

B) First floor rear extension. This element is proposed to sit above the existing single storey extension and would extend across almost the full width. It

would have a pitched roof with eaves height to match the main house and a ridge set slightly below that of the main house.

In both cases facing materials are proposed to match those used in the construction of the host dwelling.

4.3 **Key Issues**

4.3.1 The key issues for consideration are as follows:
--The acceptability of the design of the proposed extension and its resultant impact on the character and appearance of the area.
--The impact the proposed development would have on the living conditions of neighbouring properties.
--The impact that the proposed development would have on car parking in the area.

4.3.2 Design and appearance
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 first floor rear extension has been amended during the application process in order to improve the relationship with the host dwelling. In my view the proposed extension would have an acceptable relationship with the host dwelling and would have an acceptable visual impact.

The extension to the porch would be a modest addition and I have no objections to the proposal from a design perspective.

The various elements of the proposal would be compliant with the relevant local and national planning policies regarding house extensions and design.

4.3.3 Impact on neighbouring properties
The key issue for consideration is the impact that the proposed development would have on the living conditions of the neighbouring properties.

4.3.4 The proposed first floor extension would be set sufficiently away from the nearest neighbouring properties to ensure that it would not have a significant impact in terms of its bulk or size. A new first floor window would be situated on the south-west facing elevation and this may offer some glimpse views towards the rear of several properties to the south/south-west. However, given the distances involved I do not consider that this would result in a significant loss of privacy.

4.3.5 Car parking
The proposed development would not trigger the requirement for additional car parking to be provided within the application site. In any case, two car parking spaces are proposed to be provided in the front garden.

4.4 **Conclusion**

4.4.1 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 is **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  Tom Rea Determining Officer	Development Management North Hertfordshire District Council Council Offices Gernon Road Letchworth Herts SG6 3JF
Date: 12 April 2018	