DELEGATED FILE NOTE

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

APPLICATION REFERENCE	BRIEF DESCRIPTION OF DEVELOPMENT	APPLICATION SITE
18/01140/FPH	First floor side extension and insertion of rear dormer window to facilitate loft conversion	5 The Finches Hitchin Hertfordshire SG4 9PB

Submitted Plan Nos

Location plan Block plan MMLR-5TF-PA01 MMLR-5TF-PA02 Rev A

1.0 Policies

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

Policy 2 – Green Belt
Policy 5 – Excluded Villages
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
Chapter 12 – Conserving and enhancing the historic environment

1.3 **North Hertfordshire Draft Local Plan 2011-2031 - (Approved by Full Council April 2017)**

The Local Plan was submitted for independent examination and is currently in the EiP stage. The policies of the Draft Local Plan therefore carry limited weight at this stage, however the policies are to be afforded increased weight and consideration at each stage of the process up until full adoption. The policies of relevance in this instance are as follows:

D1 – Sustainable Design
D2 – House Extensions and Replacement Dwellings
D3 – Protecting Living Conditions
T2 – Parking
HE1 – Designated heritage assets

1.4 **Pirton Neighbourhood Development Plan 2011-2031**

Policy PNP 2 – Design and Character
Policy PNP 3 – Residential Extensions
Policy PNP 13 – Car Parking

1.5 **Supplementary Planning Document**

Vehicle Parking at New Development SPD (2011

2.0 **Site History**

2.1 18/01139/LDCP - Single storey rear extension, insertion of rear dormer window to facilitate loft conversion and conversion of one integral garage to playroom – Granted on 12/06/2018.

3.0 **Representations**

3.1 **Site Notice:**

Start Date: 16/05/2017 Expiry Date: 06/06/2018

3.2 **Press Notice:**

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

3.3 **Neighbouring Notifications:**

The owners/occupiers of No. 4 and 6 The Finches were notified on 09/05/2018. One objection has been received from No. 4 and is summarised below:

- Extension would result in loss of privacy as a result of overlooking.
- No. 5 is situated at a higher level than No. 4 The Finches.
- The development would be constructed too close to the boundary, contrary to the character of the area.

3.4 **Parish Council / Statutory Consultees:**

N/A

4.0 **Planning Considerations**

4.1 **Site and Surroundings**

4.1.1 No. 5 is a two storey detached dwelling situated on The Finches within a predominately residential area of Hitchin. The property features a brick finish with uPVC fenestration. The site also benefits from off-street car parking with space for approximately two cars.

4.1.2 The local characteristics of this part of The Finches consist of predominately detached dwellings of similar scale and character to that of the application site. Parking is a mixture of both on and off street.

4.2 **Proposal**

4.2.1 Planning permission is sought for the erection of a part first floor, part two storey side extension and insertion of rear dormer window within the rear roofslope of the proposed extension. The first floor side extension would measure approximately 1.5m wide, 8.4m in depth and 7.9m in height with 5.2m to the eaves. The proposed dormer window would measure 4m in depth, 2.2m in height and 1.3m wide.

4.2.2 Amended plans received on 19/06/2018 showing a reduction in the width to leave a 1m gap to the party boundary with No. 4 The Finches.

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 occupies a medium sized plot set back from the public highway. The development would be sited to the side of the existing dwelling. The proposed side extension, given its limited width and appropriate roof form, would remain subservient to the character and appearance of the host dwelling. Additionally, the side extension would maintain a 1m gap to the party boundary with No. 4 The Finches and therefore, the development would not result in a terracing of the street scene.

4.3.4 The rear dormer window would be afforded limited views from within nearby public viewpoints. The rear dormer would be limited in scale and would not result in any adverse impact upon the character of the property.

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. 4 and 6 The Finches. No. 4 is a detached property located to the south of the application site. The development would not project beyond the rear elevation off the neighbouring dwelling and would therefore not result in any adverse impact upon light. Objections have been raised regarding a loss of privacy to the rear of No. 4. It is considered that the proposals rear fenestration would result in only limited oblique views of the neighbouring garden and would not overlook into the neighbouring immediate rear amenity space.

4.3.8 The proposal development would be sited on the opposite side to No. 6 The Finches. The side extension would therefore be well screened from view of the neighbouring property. No adverse impacts would arise as a result of the development upon neighbouring light, privacy of amenity.

4.3.9 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:

4.3.10 The proposed development would result in an additional two bedrooms being created increasing the total number within the dwelling to six. The application site benefits from two off-street car parking spaces and two garages

4.3.11 Paragraph 39 of the NPPF (2012) notes that accessibility of the development, availability of public transport and local car ownership levels should be taken into account when considering local parking standards. The application site falls within a relatively central area of Hitchin and benefits from access to bus routes, local services and shops along Walsworth Road. Moreover, given the sites proximity to Hitchin Town Centre with its wide range of local services and transport links, the lack of on-site car parking or the provision of a car parking space to serve the additional bedrooms are not considered necessary. As such, the lack of car parking provision is not considered a justified reason for refusal in this case.

4.3.12 In conclusion, although deemed insufficient when judged against Local Plan car parking policies, the proposal would be on balance acceptable given the provisions set out within the National Planning Policy Framework 2012.

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: 19 June 2018	