DELEGATED FILE NOTE

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

APPLICATION REFERENCE	BRIEF DESCRIPTION OF DEVELOPMENT	APPLICATION SITE
18/01109/FPH	Single storey rear extension	51 Benslow Lane Hitchin Hertfordshire SG4 9RD

Submitted Plan Nos

CP-CX-1C CP-CX-1B CP-CX-1A

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 14/03320/1PUD - Replace existing garage door with window and remove door and canopy on side elevation to facilitate conversion of existing store to habitable accommodation – Granted 08/01/2018.

2.2 07/00422/1HH - Single storey and first floor rear extensions – Granted Conditional Permission on 13/04/2007.

2.3 02/01310/1HH - Two storey front and single storey rear extension – Granted Conditional Permission on 25/10/2002.

2.4 92/00192/1 - Two storey side and single storey rear extension (amended plans received 23rd March 1992) – Granted Conditional Permission on 14/04/1992.

3.0 **Representations**

3.1 **Site Notice:**

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

3.2 **Press Notice:**

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

3.3 **Neighbouring Notifications:**

The owners/occupiers of No. 49, 53 Benslow Lane and 2 Benslow Drive were notified on 30/04/2018. No neighbouring comments have been received.

3.4 **Parish Council / Statutory Consultees:**

N/A

4.0 **Planning Considerations**

4.1 **Site and Surroundings**

4.1.1 No. 51 is a two storey detached property situated on the north side of Benslow Lane. The site is located within a predominately residential area of Hitchin. The property features a brick finish with uPVC fenestration.

4.1.2 The local characteristics of this part of Benslow Lane consist of predominantly large detached dwellings of similar scale and character to that of the application site. Car parking is predominately off-street with on-street car parking being restricted.

4.2 **Proposal**

4.2.1 Planning permission is sought for the erection of a single storey rear extension. The extension would measure approximately 4m in depth, 5.5m wide and 3m in height.

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 and well screened from view of the surrounding street scene. Some limited views would be afforded from within Benslow Rise. It is considered that the development would be limited in scale and would remain subservient to the host dwelling.

4.3.4 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:

4.3.5 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.

4.3.6 The development would project 4m rearward and be set off the boundary with No. 53 Benslow Lane. It is considered that the proposed development would not result in an unacceptable impact upon neighbouring amenity given the siting of the development, limited scale and height. The proposal is therefore compliant with Policy 28 of the District Local Plan and the aims of the National Planning Policy Framework.

Highways and Parking:

4.3.7 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	Development Management

 Simon Ellis Determining Officer	North Hertfordshire District Council Council Offices Gernon Road Letchworth Herts SG6 3JF
Date: 13 June 2018	