DELEGATED FILE NOTE

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

APPLICATION REFERENCE	BRIEF DESCRIPTION OF DEVELOPMENT	APPLICATION SITE
18/00920/FPH	Single storey side extension.	11 Swinburne Avenue Hitchin Hertfordshire SG5 2RG

Submitted Plan Nos

PL.001; PL.002; PL.100; PL.101; PL.200; PL.201

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 None relevant.

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 No. 9, 13 Swinburne Avenue and 18, 20 Hine Way were notified on 06/04/2018. No neighbouring representations have been received.

3.4 **Parish Council / Statutory Consultees:**

4.0 **Planning Considerations**

4.1 **Site and Surroundings**

4.1.1 No. 11 is a two storey semi-detached dwelling situated on the east side of Swinburne Avenue. The property features a brick finish with uPVC fenestration and detached garage to the side of the host property. The site benefits from off-street car parking for approximately two cars.

4.1.2 The local characteristics of this part of Swinburne Avenue consist of predominately semi-detached properties of similar character and appearance to that of the host dwelling. Parking is predominately off-street.

4.2 **Proposal**

4.2.1 Planning permission is sought for a flat roof single storey side extension that would link with the existing single storey rear extension. The development would result in the demolition of the existing detached garage.

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 detached garage with a single storey side extension set back from the front elevation of the host dwelling. Whilst flat roof in design, the appearance would be similar to that of the existing garage. However, given the set back nature, limited height and scale of the development, it is considered that the proposal would result in an appropriate addition to the host dwelling and would be in keeping with the character and appearance of the dwelling.

4.3.4 The proposal 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 application is neighboured by No. 9 and 13 Swinburne Avenue. Given the siting of the side extension, it would not be visible from No. 9 Swinburne Avenue and therefore would not result in any adverse impact upon the neighbouring occupiers.

4.3.7 The proposed development would be set off the boundary with No. 13 Swinburne Avenue and would result in a limited projection beyond the rear elevation of the neighbouring property. Given the limited scale of the proposed and siting in relation to the neighbouring dwelling, it is considered that the development would result in no adverse impacts upon the neighbouring property.

4.3.8 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:

4.3.9 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	