DELEGATED FILE NOTE

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

APPLICATION REFERENCE	BRIEF DESCRIPTION OF DEVELOPMENT	APPLICATION SITE
18/00666/FPH	Works to existing garage to facilitate conversion into habitable space. Single storey front extension and first floor side extension with ancillary works. (as amended by plan no. 003A)	8 Girons Close Hitchin Hertfordshire SG4 9PG

Submitted Plan Nos

02; 03A 04A

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 89/01058/1 – Single storey rear extension – Granted Conditional Permission on 12/10/1989.

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. 7, 9 Girons Close and No. 2 Spinney Close were notified on 20/03/2018. No neighbouring representations have been received.

3.4 **Parish Council / Statutory Consultees:**

N/A

4.0 **Planning Considerations**

4.1 **Site and Surroundings**

4.1.1 No. 8 is a two storey dwelling situated on the south side of Girons Close within a predominately residential area of Hitchin. The property features a brick finish with

uPVC fenestration. The site benefits from off-street car parking with space for approximately three to four cars.

4.2 **Proposal**

4.2.1 Planning permission is sought for the erection of a ground floor front extension and first floor side extension. The front extension would measure 2m in depth, 2.8m wide and 3.4m in height with 2.2m to the eaves. The first floor side extension would measure approximately 1.6m in width, 5.3m in depth and 5.9m in height with 4.6m to the eaves.

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 visible from within the street scene. The extension at ground floor level would be positioned in front of the existing garage and project forward to sit flush with the front elevation of the main dwelling. The ground floor extension would be of an appropriate design that would relate well to that character of the host dwelling.

4.3.4 The first floor side extension would retain a gap of 1m to the party boundary with the neighbouring dwelling avoiding the appearance of terracing in this part of the street scene. Furthermore, the side extension would be of an appropriate design and set back from the front elevation 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. 7 and No. 9 Girons Close. The proposed development would result in no adverse impact upon the amenities of No. 7 Girons Close given the siting of the developments that would be out of view of the neighbouring property.

4.3.8 No. 9 Girons Close links to the application site at ground floor level. The proposed development would not result in any overbeating impact upon the occupiers of the

neighbouring dwelling given the siting and limited scale of the proposed extensions. Furthermore, no side facing windows are proposed that might overlook the neighbouring dwelling.

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 Following the loss of the garage and construction of the front extension, the application site retains sufficient car parking for the property. 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  Tom Rea	Development Management North Hertfordshire District Council Council Offices Gernon Road Letchworth

Determining Officer	Herts SG6 3JF
Date: 27 April 2018	