DELEGATED FILE NOTE

CASE OFFICER: ...Tom Rea.....

APPLICATION REFERENCE	BRIEF DESCRIPTION OF DEVELOPMENT	APPLICATION SITE
18/01337/FPH	Part two storey rear and side extensions and part single storey rear and side extensions. Widening of existing dropped kerb and parking area.	26 Blackhorse Lane Hitchin Hertfordshire SG4 9EG

Submitted Plan Nos

COL/17/01 COL/17/02A Loc Plan

1.0 Policies

LP28 House Extensions

LP55 Car Parking Standards

SECT7 Requiring Good Design

2.0 **Site History**

2.1 None

3.0 **Representations**

3.1 Site Notice/Adjoining occupiers: No representations received

4.0 **Planning Considerations**

4.1 **Site and Surroundings**
Semi-detached house located on the north side of Blackhorse Lane.

4.2 **Proposal**

4.2.1 Part single part two storey side and rear extensions. Widening of existing dropped kerb and parking area.

4.3 **Key Issues**
4.3.1 The key issues are design and appearance, impact on neighbours and parking

4.3.2 **Design and Appearance**
The proposed side and rear extension is designed with a pitched gabled roof to match the existing main gable and the ridgeline of the extension is lower than the main ridgeline of the house to maintain a subservient appearance. Window design is in the traditional design with flared brickwork header courses. The rear extension would not project beyond the existing rear wall of the kitchen and is therefore in proportion to the original dwelling. The roof lantern is a similarly traditional feature. Matching slates and red brickwork are appropriate.

It is considered that the extensions are sympathetic to the main dwelling in terms of overall design, scale, proportions, window design and materials consistent with Policy 28 of the local plan.

4.3.3 **Impact on neighbours**
The main impact would be on the adjoining property at No. 24 with the first floor rear projection. The extension projects 3.4m from the rear main wall. Bearing in mind that rear extensions up to 3 metres in depth are normally considered acceptable under

Policy 28 of the local plan, in this case where the first floor projection is set in from the boundary by 1.3m, I consider that the relationship with No. 24 is considered acceptable. The retention of the shared chimney between the two properties further screens the impact of the first floor on No. 24.

The impact on No. 28 will be limited primarily because that property has a very deep rear extension and is set on a slightly higher level than No. 26. The rear extension has blanked screen blinds facing No. 26. No. 28 also has a similar porch entrance as proposed and no major windows on its flank elevation that would be affected by the proposals. It is noted that the proposed first floor side window is to be obscure glazed.

4.3.4 **Parking and access**

The existing crossover is to be widened slightly to accommodate two vehicles. This will assist in meeting the parking demand for the additional third bedroom at the property. There are no restrictions to on-street parking in this location. I can see no highways objections to the proposals.

4.4 **Conclusion**

The development is acceptable in planning terms.

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. The Council acted proactively through early engagement with the applicant at the pre-application stage 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  Simon Ellis Determining Officer	Development Management North Hertfordshire District Council Council Offices Gernon Road Letchworth Herts SG6 3JF
Date: 12 July 2018	