DELEGATED FILE NOTE

CASE OFFICER: ...Tom Donovan.....

APPLICATION REFERENCE	BRIEF DESCRIPTION OF DEVELOPMENT	APPLICATION SITE
18/00219/FPH	First floor front extension and part first floor, part single storey side extension (as amended by drawings HAE/17/03A, 04A, 05A received 09/03/2018).	6 Cubitt Close Hitchin Hertfordshire SG4 0EL

Submitted Plan Nos

HAE/17-01 HAE/17-02 HAE/17-03A HAE/17-04A HAE/17-05A Location Plan

1.0 Policies

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

Policy 28 - House Extensions
Policy 55 - Car Parking Standards

1.2 **National Planning Policy Framework.**

Section 7 - Requiring good design

1.3 **Emerging Local Plan 2011-2031 (Approved by Full Council 11th 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 September 2011

2.0 **Site History**

2.1 00/00624/1HH and 01/01425/1HH: Single storey side extension. CP
02/01148/1HH: First floor rear and single storey side extension. R
03/01362/1HH: First floor side and rear extension. R
05/00812/1HH: First floor front extension. CP
07/02530/1HH: Single storey front porch. CP
12/02146/1HH First floor side and rear extension. WD

3.0 **Representations**

3.1 **Local residents**
Mr J West, 7 Stirling Close
Objection to both the initial and revised scheme summarised as follows:
--Loss of privacy;
--Noise pollution;
--Overbearing nature of extension due to proximity and size;
--Overdevelopment of the site;
--Loss of light;
--Poor design;
--Drainage issues.

4.0 **Planning Considerations**

4.1 **Site and Surroundings**

4.1.1 6 Cubitt Close is a detached residential property of fairly modern construction. It is situated within a cul-de-sac of properties which all have varying designs.

4.2 **Proposal**

4.2.1 The proposal involves two elements:
--First floor front extension. The extension is proposed to have a hipped roof and

would be positioned above the existing front porch.
--Part first floor, part ground floor side extension. This element of the proposal has been amended during the application process from a purely first floor side extension to a part first, part ground floor extension. Both elements would have a hipped roof with fenestration details and materials to match.

4.3 **Key Issues**

4.3.1 The key issues for consideration are as follows:
--The acceptability of the design of the proposed extension and its resultant impact on the character and appearance of the area.
--The impact the proposed development would have on the living conditions of neighbouring properties.
--The impact that the proposed development would have on car parking in the area.

4.3.2 Design and appearance
Saved Policy 28 suggests that house extensions are generally acceptable providing they are:

--Sympathetic to the existing house in height, form, proportions, window details and materials;

--Pitched roofs are used where appropriate;

--Rear extensions should not dominate adjoining property and should be well related to the levels of adjoining properties, the direction the house faces, and the distance between the extension and the windows in the next door properties. For extensions less than 3 metres from the rear main wall of the existing house, the Council will normally permit development.

-- Side extensions adjoining a residential plot to the side will normally be refused if, at first floor level or above, less than 1 metre from the boundary.

4.3.3 The proposed scheme would represent fairly substantial extensions to this property which has already been extended quite heavily, particularly at ground floor level. Certainly the character of the property would change somewhat but the reduced width of the first floor side extension together with the provision of the central projecting first floor element. However, following negotiations I am satisfied that the proposed extensions would not be unduly large in relation to the host property and would have an acceptable visual impact.

4.3.4 I note the large extent of the single storey extension and the resultant sprawl of the property. However, due to the position of the existing garage, the single storey element would not be publicly visible and would therefore have little impact on the wider character and appearance of the area.

4.3.5 The proposed extensions would have an acceptable visual impact and are largely considered to be sympathetic with the host dwelling. I therefore consider that the proposals would be compliant with the relevant local and national planning policy regarding house extensions and design.

4.3.6 Impact on neighbouring properties
The key issue for consideration is the impact that the proposed development would have on the living conditions of the adjoining and adjacent properties.

4.3.7 *7 Stirling Close*
The proposed ground floor side extension would be positioned approximately 1m from the boundary with no.7 Stirling Close. This distance together with the modest height of the single storey element would ensure that this element would not have a significant impact on light to the several windows located on the elevation that faces the boundary or cause a harmful dominance. The first floor element is situated several meters from the boundary and, again, this distance is considered sufficient to ensure that the living conditions of no.7 Stirling Close would not be affected. No new windows are proposed at first floor level on the flank elevation but several ground floor windows are proposed. However, I do not consider that these would result in a loss of privacy for this property.

4.3.8 I do not consider that any of the other neighbouring properties would be significantly affected by the proposed development.

4.3.9 Car parking
The proposed development would not trigger the requirement for additional car parking to be provided within the application site.

4.4 **Conclusion**

4.4.1 In the absence of material planning reasons to the contrary it is my view that planning permission should be **GRANTED.**

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 positive engagement with the applicant during the determination process 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  Tom Rea Determining Officer	Development Management North Hertfordshire District Council Council Offices Gernon Road Letchworth Herts SG6 3JF
Date: 12 April 2018	