DELEGATED FILE NOTE

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

APPLICATION REFERENCE	BRIEF DESCRIPTION OF DEVELOPMENT	APPLICATION SITE
18/01286/FPH	Two storey rear extension and single storey rear extension.	8 York Road Hitchin Hertfordshire SG5 1XA

Submitted Plan Nos

Location plan DWG.01 DWG.02 DWG.03 DWG.04 DWG.05 DWG.06 DWG.06A DWG.07 DWG.08.RevA DWG.09 DWG.10 DWG.11.RevB DWG.12 DWG.13 DWG.14.RevB DWG.50.RevB DWG.51 DWG.55 DWG.56

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 None relevant.

3.0 **Representations**

3.1 **Local residents**
No representations received.

4.0 **Planning Considerations**

4.1 **Site and Surroundings**

4.1.1 No.8 York Road is attached to no.74 Lancaster Road with both properties currently forming one residence.

4.2 **Proposal**

4.2.1 The proposal involves the extension and adaption of an existing single storey element to form a two storey element which essentially joins the rear wall of no.8 York Road with the rear wall of no.74 Lancaster Road. The extension would have a pitched roof with the pitch running north-south with eaves and ridge heights roughly similar to that of the existing two storey projection. Further to the above would be a mono-pitch roof single storey element that would extend beyond the original rear wall of the house by approximately 3.4m.

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 Policy 28: Design and appearance
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..."* and *"...pitched roofs are used where appropriate..."*

From a purely design perspective I raise no objection to the proposed rear extensions. The roof form proposed for the two storey element here is far simpler and arguably has an improved relationship with the host dwelling than the previously granted scheme. The single storey element is unobjectionable from a design perspective.

4.3.3 Impact on the living conditions of 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.

4.3.4 I previously commented on a two storey rear extension at this property and considered that the extension proposed at that time would not cause any material harm to the living conditions of the adjoining property no.9 York Road. However, this scheme is slightly different in two respects:

1) The design of the two storey element has been altered to remove the chamfered-corner.
2) A further single storey lean-to element is proposed beyond the rear wall of the two storey element.

4.3.5 With respect to point 1, whilst the chamfer detail has been removed the proposed extension would not be materially larger than the two storey element previously granted consent. As such, I do not consider that the two storey element as proposed would cause any material harm to the living conditions of no.9 York Road.

4.3.6 With respect to point 2, the additional single storey element that is proposed would be modest in terms of its height and projection. I do not consider that this would cause any harm to the living conditions of no.9 York Road.

4.3.7 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 is **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: 19 June 2018	