DELEGATED FILE NOTE

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

APPLICATION REFERENCE	BRIEF DESCRIPTION OF DEVELOPMENT	APPLICATION SITE
18/01272/FPH	Two storey rear/side extension	50 Grange Rise Codicote Hitchin Hertfordshire SG4 8YR

Submitted Plan Nos

4403-OS1 4403-OS2 4403-P01D 4403-E01A

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 00/00497/1HH - Two storey side extension following demolition of garage – Granted Conditional Permission on 12/05/2000.

3.0 **Representations**

3.1 **Neighbouring Notifications:**

The owners/occupiers of No. 49, 51 Grange Rise and No. 35, 37 Valley Road were notified on 17/05/2018. No neighbouring representations have been received.

3.2 **Parish Council / Statutory Consultees:**

Codicote Parish Council – No objection.

4.0 **Planning Considerations**

4.1 **Site and Surroundings**

4.1.1 No. 50 is a two storey semi-detached dwelling situated on the south side of Grange Rise within a predominately residential area of Codicote. The application site features an existing two storey side extension. The local characteristics of this part of Grange Rise consist of mainly semi-detached dwellings of similar scale to that of the application site.

4.2 **Proposal**

4.2.1 Planning permission is sought for the erection of a two storey side extension that would infill the space between the rear of the two storey side extension and rear elevation of the main dwelling. The development would include the raising of the roof height of the existing extension to the height of the ridge of the main roof ridge.

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 two storey side extension would be sited to the rear of the existing two storey side extension. The development would be screened from view of the street scene. Additionally, the development would incorporate a roof form to match that of the main dwelling. The proposal is considered to remain in keeping with the character and appearance of the host dwelling.

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. 49 and 51 Grange Rise. The proposal would not project further rearward that the existing rear elevation of the host property and would not project rearward significantly beyond the rear elevations of neighbouring dwellings. It is considered that given the limited scale of the proposal, the development would not result in any unacceptable impact upon neighbouring light, privacy or amenity.

4.3.8 The proposal would include the addition of a side facing window at first floor level serving an ensuite. It is considered appropriate to include a condition restricting the side facing window to be obscure glazed only, unless otherwise agreed by the Local Planning Authority.

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 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.

3. The window at first floor level on the east elevation of the development hereby permitted shall be permanently glazed with obscure glass.

   Reason:To safeguard the privacy of the occupiers of the adjacent dwelling.

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	Development Management

 Simon Ellis Determining Officer	North Hertfordshire District Council Council Offices Gernon Road Letchworth Herts SG6 3JF
Date: 2 July 2018	