DELEGATED FILE NOTE

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

APPLICATION REFERENCE	BRIEF DESCRIPTION OF DEVELOPMENT	APPLICATION SITE
18/01361/FPH	Front porch extension and re-configuration of existing rear extension to include glazed roof lantern	12 Whitehurst Avenue Hitchin Hertfordshire SG5 1SR

Submitted Plan Nos

LH-1812-001A LH-1812-100A LH-1812-110A LH-1812-200A LH-1812-201A LH-1812-205B LH-1812-210C LH-1812-220A LH-1812-250C

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 01/01039/1HH - Installation of french windows and railings on first floor rear elevation of 2 storey side extension granted permission 15-11-00 under LA Ref. 00/01189/1HH – Granted Conditional Permission on 30/08/2001.

2.2 01/00187/1HH - New pitched roof to existing detached garage to facilitate conversion to playroom – Granted Conditional Permission on 20/03/2001.

2.3 00/01189/1HH - Two storey side extension, new pitch roof to existing single storey front extension. Demolition of detached rear garage. Rear conservatory (as amended by drawing nos. 253.01A, 04A, 05A & 06A received 5.10.2000) – Granted Conditional Permission on15/11/2000.

3.0 **Representations**

3.1 **Neighbouring Notifications:**

The owners/occupiers of No. 10, 14 Whitehurst Avenue and No. 13, 15, 17 Strathmore Avenue were notified on 30/05/2018. No neighbouring representations have been received.

3.2 **Parish Council / Statutory Consultees:**

N/A

4.0 **Planning Considerations**

4.1 **Site and Surroundings**

4.1.1 No. 12 is a two storey semi-detached dwelling situated on Whitehurst Avenue within a predominately residential part of Hitchin. The property features an existing single storey rear extension and single storey front projection.

4.1.2 The local characteristics of this part of Whitehurst Avenue consist of predominately semi-detached dwellings with off-street car parking.

4.2 **Proposal**

4.2.1 Planning permission is sought for the construction of a single storey front porch extension projecting from the front of the existing single storey front element and alterations to the rear extension with the replacement of the pitched roof with a flat roof form.

4.2.2 The proposed front extension would measure approximately 4.5m wide, 1.7m in depth and 4m in height with 2m to the eaves. The rear proposed flat roof would measure 3m in height.

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 front porch would project beyond the front of the existing single storey front extension. The development would match the roof form of the existing extension and be set slightly below the existing front extension. Whilst visible from within the street scene and large in scale, it is considered that the proposal would result in an acceptable addition to the dwelling.

4.3.4 The proposed rear alterations would be limited with the proposed roof form being changed to a flat roof and the insertion of a roof lantern. It is considered that given the siting of the extension to the rear, the proposal would not result in any unacceptable adverse impacts upon 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. 10 and 14 Whitehurst Avenue. The development to the rear would result in no additional impact upon the amenities of neighbouring occupiers. The proposed front extension would project beyond the front elevation of the neighbouring dwelling however, given the limited eaves height of the extension, it is considered that the proposal would not result in any unacceptable impact upon neighbouring amenity.

4.3.8 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:

4.3.9 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.

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: 26 June 2018	