**DELEGATED FILE NOTE**

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

| APPLICATION REFERENCE | BRIEF DESCRIPTION OF DEVELOPMENT | APPLICATION SITE |
|---|---|---|
| 18/00301/FPH | Single storey front and rear extensions following demolition of existing rear conservatory. | 25 Sayer Way<br>Knebworth<br>Hertfordshire<br>SG3 6BN |

**Submitted Plan Nos**

PP17-67001; A PP17-67002; B PP17-67003 B

**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**

The Local Plan has now been submitted to the Secretary of State, following completion of the final public consultation exercises and having been agreed and approved by Full Council in April 2017. The policies of the Draft Local Plan therefore carry limited weight at this stage, however the policies are to be afforded increased weight and consideration at each stage of the process up until full adoption. The policies of relevance in this instance are as follows:

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 81/00206/1 – Erection of first floor extensions – 09/04/1981

3.0 **Representations**

3.1 **Site Notice:**

Start Date: 15/02/2018 Expiry Date: 08/03/2018

3.2 **Press Notice:**

Start Date: N/A Expiry Date: N/A

3.3 **Neighbouring Notifications:**

The owners/occupiers of No. 23 and 27 Sayer Way were notified on 08/02/2018.

3.4 **Parish Council / Statutory Consultees:**

Knebworth Parish Council – No objections.

4.0 **Planning Considerations**

4.1 **Site and Surroundings**

4.1.1 No. 25 is a two storey semi-detached dwelling situated on the south side of Sayer Way and within a predominately residential area of Knebworth. The property features a part brick, part white render and part wooden clad finish with uPVC fenestration. The site benefits from off-street parking with space for approximately two cars.

4.1.2 The local characteristics of this part of Sayer Way consist of similar style properties with off-street car parking.

4.2 **Proposal**

4.2.1 Planning permission is sought for the erection of a single storey rear extension to replace the existing conservatory and a single storey front infill extension. The proposed rear extension would measure 3.5m in depth, 6.5m wide and 3.3m in height with 2.5m to the eaves. The front extension would match the height and eaves height of the existing front projection and measure 1.4m depth and 3.2m wide.

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 application property sits within a relatively small plot. The proposed development would be sited predominately to the rear and out of view of the street scene. Whilst, the front extension would be visible, the design of the extension would be to match the roof form and character of the existing property. It is therefore considered that the proposed front and rear development would not result in an adverse impact upon the character and appearance of the property within the street scene.

4.3.4 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:

4.3.5 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.

4.3.6 The application site is neighboured by No. 23 and 27 Sayer Way. No. 23 forms the other half of this pair of semi-detached dwellings and whilst there is no extension to the rear of the neighbouring dwelling, the proposed development to the rear would not

result in any adverse impact upon the light, privacy or amenity of the neighbouring occupiers.

4.3.7 No. 27 Sayer Way is detached from the application site and separated by the driveways for both properties. The proposed development would be screened from view by the existing garage to the rear of the application site. It is considered that the development would not give rise to any unacceptable impact upon the amenities of the neighbouring property.

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 completed before the expiration of 3 years from the date of this decision notice.

   Reason: As required by the Town and Country Planning (General Permitted Development) Order 2015, Schedule 2, Part 3, Class Q.2.-(3)

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.

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| Signed<br><br>Simon Ellis<br><br>Determining Officer | Development Management<br>North Hertfordshire District Council<br>Council Offices<br>Gernon Road<br>Letchworth<br>Herts<br>SG6 3JF |
| **Date:** 19 March 2018 | |