DELEGATED FILE NOTE

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

APPLICATION REFERENCE	BRIEF DESCRIPTION OF DEVELOPMENT	APPLICATION SITE
18/00827/FPH	Part two storey, part single storey side extension and single storey front extension.	2 Pondfarm Cottages Hexton Road Lilley Luton Hertfordshire LU2 8LX

Submitted Plan Nos

HED/18/01; HED/18/02; HED/18/03; Location Plan

1.0 Policies

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

Policy 2 – Green Belt
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
Chapter 9 – Protecting Green Belt Land

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 None relevant

3.0 **Representations**

3.1 **Site Notice:**

Start Date: 19/04/2018 Expiry Date: 10/05/2018

3.2 **Press Notice:**

Start Date: Expiry Date:

3.3 **Neighbouring Notifications:**

The owners/occupiers of No. 1 Pondfarm Cottages and Cobblers, Hexton Road were notified on 05/04/2018. No neighbouring representations have been received.

3.4 **Parish Council / Statutory Consultees:**

Lilley Parish Council – No comments received.

4.0 **Planning Considerations**

4.1 **Site and Surroundings**

4.1.1 The application site is situated on the east side of Hexton Road and forms one half of a pair of semi-detached properties that are both of similar scale and character. The site features a brick finish with a front facing gable projection and benefits from off-street car parking with space for approximately 3 to 4 cars. The site is relatively remote with a limited number of properties within the area.

4.2 **Proposal**

4.2.1 Planning permission is sought for the erection of a part single, part two storey side extension and single storey front extension.

4.2.2 The two storey side extension would measure approximately 4m wide, 6m in depth and 7.8m in height with 3.9m to the eaves. The single storey side element would measure approximately 2.8m wide, 6m in depth and 5.1m in height with 2.3m to the eaves. The front extension would project 1m from the front elevation of the existing property with an eaves height of 2.3m.

4.3 **Key Issues**

4.3.1 The key issues for consideration are as follows:

--The acceptability of the principle of the proposed extension in the Green Belt and the resultant visual impact of such a development.

--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 Impact on Green Belt:

4.3.2 Chapter 9 of the National Planning Policy Framework (NPPF) notes that great importance should be attached to the Green Belt and that the main aim of Green Belt policy is to keep land permanently open. Paragraph 87 states that inappropriate development should not be approved. Paragraph 89 goes on to states that "*a local planning authority should regard the construction of new building as inappropriate in Green Belt. Exceptions to this are: the extension or alteration of a building provided it does not result in disproportionate additions over and beyond the size of the original building*"

4.3.3 Policy 2 of the District Local Plan takes the view that *"Except for proposals within settlements which accord with Policy 3, or in very special circumstances, planning permission will only be granted for new buildings, extensions, and changes of use of buildings and of land which are appropriate in the Green Belt, and which would not result in significant visual impact."*

4.3.4 The application site has not previously been extended. The proposed development would be sited predominately to the side of the existing host property and visible from within the street scene.

4.3.5 The development would leave a gap of 1.5m to the party boundary at ground floor level and a gap of 4.4m at first floor level. Given the distance to the party boundary, it is not considered that the development would result in the closure of important gaps between dwellings and does therefore not result in the unacceptable loss in the openness of the Green Belt.

4.3.6 The development would be in keeping with the character and appearance of the host dwelling given the matching roof form and appropriate design and use of materials. It is considered that whilst the development would result in a large increase upon the size of the existing property, the development would not result in a disproportionate addition or the unacceptable loss in the openness of the Green Belt.

4.3.7 In consideration of both national and local planning policy, the proposed development would, on balance, not result in any unacceptable significant impact upon the openness of the Green Belt. Furthermore, 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:

4.3.8 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.

4.3.9 The proposed development, whilst large, would note result in an unacceptable impact upon the amenities of neighbouring properties given the siting of the development and the separation distance between the application site and neighbours adjoining the side of the extension.

4.3.10 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:

4.3.11 Sufficient parking would remain on site, 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: 15 May 2018	