DELEGATED FILE NOTE

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

APPLICATION REFERENCE	BRIEF DESCRIPTION OF DEVELOPMENT	APPLICATION SITE
18/01397/FPH	Single storey rear extension and new rear first floor window.	37 Highbury Road Hitchin Hertfordshire SG4 9SA

Submitted Plan Nos

HIG-10-01; HIG-10-02; HIG-10-03; HIG-10-04; HIG-10-05; HIG-10-06; HIG-10-07; HIG-10-08; HIG-11-01; HIG-11-02; HIG-11-03; HIG-11-04; HIG-11-05; HIG-12-01; HIG-13-01; HIG-13-02; HIG-13-03

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 No previous relevant planning history.

3.0 **Representations**

3.1 **Site Notice:**

Start Date: 12/06/2018 Expiry Date: 03/07/2018

3.2 **Press Notice:**

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

3.3 **Neighbouring Notifications:**

The owners/occupiers of No. 36 and 38 Highbury Road were notified on 05/06/2018. Objections to the proposal have been received from No. 28 Highbury Road and is summarised below:

- Insufficient information on how the proposal would affect light into the neighbouring property.
- Errors on the drawing
- There would be considerable loss of light to the neighbouring property.
- Result in a loss of outlook.

3.4 **Parish Council / Statutory Consultees:**

N/A

4.0 **Planning Considerations**

4.1 **Site and Surroundings**

4.1.1 No. 37 is a two storey terraced dwelling situated on Highbury Road within a predominantly residential area of Hitchin. The property features a brick finish and an existing single storey rear outrigger, a common characteristic of this part of Highbury Road. The application site is not situated within the Hitchin Conservation Area.

4.2 **Proposal**

4.2.1 Planning permission is sought for the construction of a single storey rear extension that would measure approximately 7.1m rearward with a 1.5m projection beyond the rear of the existing outrigger, the development would measure 4.6m wide and 3.3m in height with 2.7m to the top of the parapet walls. The proposal includes the addition of a rearward facing window at first floor level.

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 site occupies a relatively small plot with a narrow garden. This part of Highbury Road features single storey rear outriggers that adjoin in pairs with neighbouring properties. The proposed development would replace the outrigger with a single storey extension of greater depth and width compared to the existing situation. The proposal would feature an L-shaped form with the extension projecting out to the side to the rear of the proposal.

4.3.4 The proposed development would incorporate an appropriate pitched roof form with a gabled end visible to from the rear of the site. Given the siting of the development to the rear of the application site, it is considered that the development would result in no unacceptable impact upon the character and appearance of the property within the street scene. Furthermore, given the single storey nature of the development, it is considered that the proposal would remain subservient to that host dwelling when viewed from the rear.

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. 36 and 38 Highbury Road. No. 36 Highbury Road features an existing single storey rear outrigger that adjoins with the application sites outrigger. The proposed development would feature a limited rearward projection of approximately 1.5m beyond the rear elevation of No. 36. Whilst it is acknowledged that there would be some loss of light to the rear of the neighbouring property, it is considered that the development would not result in an unacceptable impact upon the light, privacy and amenity upon the neighbouring occupiers.

4.3.8 No. 38 Highbury Court features an existing outrigger set away from the application site. The proposed development would project for 7.1m rearward with approximately 4.5m extending just off the boundary with No. 38. The proposed development would leave a small courtyard area between the rear of the main dwelling and front of the extension. This would allow light to continue to enter the rear of the neighbouring dwelling. Whilst large, it is considered that the proposed development would not result in an unacceptable impact upon the amenities of the neighbouring occupiers.

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: 9 July 2018	