DELEGATED FILE NOTE

CASE OFFICER: ...Tom Rea.....

APPLICATION REFERENCE	BRIEF DESCRIPTION OF DEVELOPMENT	APPLICATION SITE
18/01267/FPH	Two storey front extension and insertion of velux windows in roof slopes and gable window in side elevation to facilitate loft conversion.	15 Benslow Rise Hitchin Hertfordshire SG4 9QX

Submitted Plan Nos

01C 02 03C 04C

1.0 Policies

LP28 House Extensions

2.0 **Site History**

2.1 02/000405/1HH: Single and two storey rear extension - implemented

2.1 18/00772/FPH: Two and half storey front extension, gable window and rooflights to facilitate loft conversion, refused 2/5/18

3.0 **Representations**

3.1 **Site Notice/ Adjoining occupiers:** No responses received.

4.0 **Planning Considerations**

4.1 **Site and Surroundings**
Detached house located on the west side of Benslow Rise

4.2 **Proposal**
See description.

4.3 **Key Issues**

4.3.1 The key issues are design and impact on the street scene, impact on neighbouring property and car parking.

4.3.2 **Design and impact on the street scene**
The existing front elevation of the property presents a well balanced and symmetrical appearance with a central gabled feature with a modest projection and low subservient ridgeline.

The proposal has been amended from that previously approved to secure the following changes to the front extension:

- Reduction in ridge height
- No second floor accommodation in the front gable projection
- No loft window in the front gable
- Ground and first floor windows in the front gable reduced in width

I consider that the amended proposals would result in a satisfactory form of design that would not be out of keeping in the street scene and would relate well to the existing

property.

Overall it is considered that the proposed front extension would be sympathetic to the design and appearance of the existing building in accordance with Policy 28 of the local plan. In addition the extension would have no adverse impact on the visual amenities of the street scene.

4.3.3 **Impact on neighbouring occupiers**
The proposed extension and loft conversion would have no significant impact on neighbouring occupiers amenity.

4.3.4 **Car Parking**
Adequate parking would remain for the occupiers of the extended dwelling. In any event the site is within a controlled parking zone where residents would have access to car parking permits if required.

4.4.4 **Conclusion**
The proposed extension is acceptable in design terms.

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: 12 June 2018	