DELEGATED FILE NOTE

CASE OFFICER: ...Tom Donovan.....

APPLICATION REFERENCE	BRIEF DESCRIPTION OF DEVELOPMENT	APPLICATION SITE
18/00960/FPH	Part two and part single storey side and rear extension and single storey front and side extension with ancillary works (as amended by drawing 1776/P002/J recevied 02/07/2018).	103 Hampden Road Hitchin Hertfordshire SG4 0LB

Submitted Plan Nos

1776/P001 1776/P002J

1.0 Policies

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

Policy 28 - House Extensions
Policy 55 - Car Parking Standards

1.2 **National Planning Policy Framework.**

Section 7 - Requiring good design

1.3 **Emerging Local Plan 2011-2031 (Approved by Full Council 11th 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 September 2011

2.0 **Site History**

2.1 None relevant.

3.0 **Representations**

3.1 **Public Notice/ local residents**
No representations received.

4.0 **Planning Considerations**

4.1 **Site and Surroundings**

4.1.1 103 Hampden Road is a semi-detached dwelling.

4.2 **Proposal**

4.2.1 Part two, part single storey rear, side and front extension. The rear extension is proposed to have a gable projection with a small flat roof dormer on one side. The single storey element would extend beyond the rear wall of the two storey element and would have a mono-pitch roof. The two storey side extension would extend to within 1m of the flank boundary and would essentially create a hip-to-gable. The single storey front and side extension is proposed to wrap around the front corner of the property.

Facing materials are proposed to match those used in the construction of the host dwelling.

4.3 **Key Issues**

4.3.1 The key issues for consideration are as follows:
--The effect on the character and appearance of the area and if the proposal would preserve or enhance the character and appearance of the Hitchin Conservation

Area.
--The effect on the living conditions of neighbouring properties.
--The effect on highway safety and car parking in the area.

4.3.2 Design and appearance

Policy 28 suggests that house extensions are generally acceptable providing they are *"...sympathetic to the existing house in height, form, proportions, window details and materials..."* and *"...pitched roofs are used where appropriate..."*

The proposed development comprises significant extensions to this property and the character of the property would be altered to some extent. However, various properties in close vicinity to the site have been extended in many different ways and I am satisfied that the proposed extensions would primarily have an acceptable relationship with the host dwelling in terms of their size and design. The extensions to the front would have an impact on the street-scene but I do not consider that they would be significantly harmful. The small rear dormer is not particularly ideal but I am willing to accept this element given the limited public impact that this element would have. The flank wall of the two storey side extension would be set 1m from the boundary as per the requirements of Policy 28.

4.3.3 Impact on neighbouring properties

The adjoining property has already been extended at two storey level to the rear and I do not consider that the proposed development would be harmful in terms of its bulk or form. Privacy would not be materially affected.

4.3.4 The proposal would extend towards the boundary with the adjacent property to the south-west; however, I do not consider that the proposals would have a material impact on the living conditions of this property. New landing and bathroom windows are proposed for the flank elevation facing the boundary with this property but I do not consider that these would cause a material loss of privacy. The bathroom window will be conditioned to be obscure-glazed. Other new windows would face to the rear and would not cause a loss of privacy.

4.3.5 Car parking

The proposed development would not trigger the requirement for additional car parking to be provided within the application site.

4.4 **Conclusion**

4.4.1 In the absence of material planning reasons to the contrary it is my view that planning permission should be **GRANTED.**

4.5 **Alternative options**

4.5.1 None applicable.

5.0 **Recommendation**

5.1 That planning permission is **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.

3. The bathroom window at first floor level on the south-west flank elevation of the development hereby permitted shall be permanently glazed with obscure glass.

   Reason: To safeguard the privacy of the occupiers of the adjacent dwelling.

Proactive Statement:
Planning permission has been granted for this proposal. The Council acted proactively through positive engagement with the applicant during the determination process which led to improvements to the scheme. 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: 18 July 2018	