DELEGATED FILE NOTE

CASE OFFICER: …Heather Lai……

APPLICATION REFERENCE	BRIEF DESCRIPTION OF DEVELOPMENT	APPLICATION SITE
18/01399/FPH	Two storey side extension and single storey rear extension.	44 Purwell Lane Hitchin Hertfordshire SG4 0NF

Submitted Plan Nos
DP 933/01B; DP 933/02

1.0 Policies

1.1 **North Hertfordshire District Council Local Plan No. 2 with alterations**
Policy 28 – Housing 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**
No recorded site history.

3.0 **Representations**
Local residents:
1 Objection:

Loss of light to house and garden, loss of privacy.

4.0 Planning Considerations

4.1 Site and Surroundings

The application site is a post-war two storey semi detached brick dwelling which is located outside a conservation area, opposite Purwell Meadows and Ninesprings Nature Reserve. The dwelling is positioned on the site to be setback from the road, and has a significant front garden, as well as a modest private rear garden. There is an existing garage/car port area to the eastern side of the dwelling, with associated outbuildings which are in a poor state of repair.

4.2 Proposal

The application seeks permission for the demolition of the carport/garage and associated ancillary outbuildings, and the erection of a two storey side extension, and a single storey rear extension.

4.3 Key Issues

Design:

Policy 28 states that house extensions are normally only 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 side and rear extensions would be formed of materials to match the host building, including the reuse of existing windows which would be repositioned into the new extension. While the side extension would result in an unbalancing of the pair, which would be visible from the public highway, it is considered given the proposed materiality and detailed design it would have a neutral impact on the character and appearance of the host building and wider area. No objection is raised to this element in design terms.

The proposed single storey rear extension would be visible only from limited private views, would remain subordinate to the host building and would be formed of materials to match the host building.

It is considered the proposed works are acceptable in design terms and no objection is raised.

Amenity:

To the south of the site is Purwell Meadows and Ninesprings open space and therefore will not be an amenity impact to this direction.

To the north, the closest residential properties, which face onto Sanfoine Close are at some distance from the application site, and up hill and therefore will not be an amenity impact to this direction.

To the west, the adjoining property is no. 43. However the proposed works are all situated to the opposite side of the property, and the two storey extension will not project forward or behind of the existing building line. The single storey element will also be away from the boundary with no. 43, and there is an existing single storey glazed rear extension which sits next to the boundary between the two dwellings. As such it is considered the proposal will not result in a material loss of light or privacy or a sense of enclosure.

While there is to be one window to the new extension which will face towards the side/rear of no. 43, this will be obscured by the existing glazed extension to the application site, and the high boundary wall between the two properties.

An objection has been received regarding the loss of light and privacy to no. 45, located to the east of the application site. This dwelling sits further forward on the plot, so the rear building line is further forward than the front elevation of no. 44. Therefore this dwelling sits further towards the south than the application dwelling. As such, it is considered the proposal would not result in a loss of light to no. 45.

There are existing structures built up to the boundary between nos. 44 and 45. The proposed extensions seek to remove these, and therefore there would be less built up areas adjoining the neighbouring property. The two storey side extension and the single storey rear extension would be set in from this side boundary. As such it is considered the proposal will not result in a material increase in a sense of enclosure.

There would not be any first floor side windows to the two storey side extension, the only windows facing towards no. 45 would be at ground floor level. While this would result in fenestration closer to this boundary than it is currently, given the significant boundary treatment and the positioning of the two properties, with no. 45 positioned further forward on its plot, it is considered there would not be a material loss of privacy.

It is considered the proposal is acceptable in amenity terms.

Car parking:
The proposed development would not trigger the requirement for additional car parking to be provided within the application site. While the garage is to be lost, it is considered there is sufficient space for park vehicles to the front of the dwelling.

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

5.0 **Recommendation**

5.1 That planning permission be **GRANTED** subject to the following conditions:/**REFUSED** for the following reasons:

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:

3. 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: 18 July 2018	