DELEGATED FILE NOTE

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

APPLICATION REFERENCE	BRIEF DESCRIPTION OF DEVELOPMENT	APPLICATION SITE
18/00488/FPH	Single storey rear extension, front entrance porch and replacement windows	Latchetts Butchers Lane Preston Hitchin Hertfordshire SG4 7TR

Submitted Plan Nos

LBL/22 LBL/23 LBL/19 LBL/21-A

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 11/01903/1HH – Single storey garden store – Granted Conditional Permission on 15/09/2011.

2.2 09/01275/1HH – Extension to roof to side together with insertion of two dormer windows to front and rear to facilitate bedroom accommodation at first floor level – Granted Conditional Permission on 26/08/2009.

2.3 92/00056/1 – Single storey side and rear extension – Granted Conditional Permission on 24/01/1992.

2.4 88/01837/1 – First floor side extension – Granted Conditional Permission on 09/02/1989.

2.5 74/00454/1 – Two storey rear extension, single storey side and rear extension – Granted Conditional Permission on 13/06/1974.

3.0 **Representations**

3.1 **Site Notice:**

Start Date: 07/03/2018 Expiry Date: 28/03/2018

3.2 **Press Notice:**

Start Date: Expiry Date:

3.3 **Neighbouring Notifications:**

The owners/occupiers of The Hollies, Wildwood, Church Lane and Dynsley House, Butchers Lane were notified on 28/02/2018. No neighbouring representations received.

3.4 **Parish Council / Statutory Consultees:**

Preston Parish Council – No objection.

4.0 **Planning Considerations**

4.1 **Site and Surroundings**

4.1.1 Latchetts is a two storey detached dwelling situated within Preston. The property features a brick finish with a number of existing extensions. This part of Butchers Lane consist of predominately detached dwellings of similar scale and character to that of the application site. The application site is not situated within the Green Belt.

4.2 **Proposal**

4.2.1 Planning permission is sought for the erection of a single storey rear extension and front entrance porch. The application also includes the replacement of windows.

4.2.2 The single storey rear extension would measure 7m wide, 3.4m in depth and 4.1m in height with 2.3m to the eaves.

4.2.3 The front porch extension would measure approximately 2.5m wide and 2.3m in depth and 3.8m in height with 2.6m to the eaves.

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 is set well set back from the public highway and out of view of the surrounding area. The proposed development would therefore not be visible from within the street scene. Furthermore, the proposed development to the front and rear of the host dwelling would be in keeping with the character and appearance of the host dwelling given the appropriate roof form, subservient design and matching materials.

4.3.4 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:

4.3.5 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.

4.3.6 Given the open spacing between neighbouring properties and the limited height, depth and scale of the proposed development, it is considered that the proposed development would not result in any unacceptable impact upon the light, privacy or amenity of the neighbouring occupiers.

Highways and Parking:

4.3.7 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 is 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:

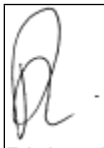
1. The development hereby permitted shall be begun before the expiration of 3 years from the date of this permission.Reason: To comply with the provisions of Section 91 of the Town and Country Planning Act 1990 as amended by Section 51 of the Planning and Compulsory Purchase Act 2004.

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	Development Management

 Richard Tiffin Determining Officer	North Hertfordshire District Council Council Offices Gernon Road Letchworth Herts SG6 3JF
Date: 16 April 2018	