DELEGATED FILE NOTE

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

APPLICATION REFERENCE	BRIEF DESCRIPTION OF DEVELOPMENT	APPLICATION SITE
18/00648/FPH	Part single and part two storey side and rear extension following demolition of existing garage and conservatory.	19 Ninesprings Way Hitchin Hertfordshire SG4 9NN

Submitted Plan Nos

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 **Local residents**
No representations received.

4.0 **Planning Considerations**

4.1 **Site and Surroundings**

4.1.1 19 Ninesprings Way is a semi-detached residential property.

4.2 **Proposal**

4.2.1 Part two and part single storey side and rear extension following demolition of existing garage. The single storey element would involve a mono-pitch roof to the front and side with a flat roof hidden behind. The two storey element would be set behind the front wall of the main house, would be set a metre off the flank boundary and would have a hipped roof. It would project 4m beyond the rear wall of the house and would extend across part of the rear wall of the existing 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 acceptability of the design of the proposed extension and its resultant impact on the character and appearance of the area.
--The impact the proposed development would have on the living conditions of

neighbouring properties.
--The impact that the proposed development would have on 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 would have an acceptable relationship with the host dwelling in terms of its size and design. The combination between the proposed two storey rear extension, the main roof and the existing dormer window would appear a little convoluted but as it would have limited public impact, I am not overly concerned. Ultimately the proposals would not impact negatively on the street-scene and therefore I raise no objection.

The flank wall of the two storey element would be set the required 1m from the flank boundary.

Overall it is my view that the proposed development would be compliant with the relevant local and national planning policies regarding house extensions and design.

4.3.3 Impact on neighbouring properties

17 Ninesprings Way

The proposed extension would be set sufficiently away from the flank boundary with the adjoining property to ensure that it would not have a significant impact on the living conditions of this property. New windows would face to the rear and so I am not concerned about a loss of privacy.

4.3.4 *21 Ninesprings Way*

The proposed two storey element would be set a metre from the boundary with this property and would have a projection of 4m beyond its rear wall. However, given the distance between the flank wall of no.21 and the flank wall of the extension I do not consider that the proposal would have a significant impact. Again, new windows are proposed to face into the rear of the application site 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.**

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.

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: 18 April 2018	