DELEGATED FILE NOTE

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

APPLICATION REFERENCE	BRIEF DESCRIPTION OF DEVELOPMENT	APPLICATION SITE
18/00965/FPH	Part single and part two storey side extension and insertion of velux roof windows to rear roofslope	55 Royal Oak Lane Pirton Hitchin Hertfordshire SG5 3QT

Submitted Plan Nos

L-01 L-02 rev A

1.0 Policies

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

Policy 5 – Selected Villages
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 **Pirton Neighbourhood Plan**

PNP2 – Design and Character
PNP3 – Residential Extensions
PNP13 – Car Parking

1.5 **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.

3.2 **Pirton Parish Council**
No objection.

4.0 **Planning Considerations**

4.1 **Site and Surroundings**

4.1.1 55 Royal Oak Lane is a semi-detached dwelling.

4.2 **Proposal**

4.2.1 Part two storey, part single storey front, side and rear extension. The bulk of the extension is proposed to be two storey but single storey forward and rear projecting

elements are also included in the design and dealt with through the use of mono-pitch roofs in each case. The two storey element would be set slightly behind the front wall of the main house but would have very similar form and proportions to the main house albeit on a slightly smaller scale.

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

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 extension has been designed in a manner which respects the form and proportions of the main house but remains somewhat sub-ordinate. The proposed development would have an acceptable visual appearance.

The flank wall of the two storey element would be set 1m from the boundary as is required by Policy 28 of the Saved Local Plan.

The proposed development would be compliant with the relevant planning policy relating to house and extensions and design.

4.3.3 Impact on neighbouring properties
57 Royal Oak Lane
The proposed extension would project beyond the flank wall of the property and would reduce the distance between no.55 and no.57 the north. No.57 is a chalet bungalow-type property which is slightly smaller and set on slightly lower ground. As such the proposed extension may have some impact on light to the first floor window located on the flank elevation of no.57. However, this window appears to be a secondary window with the bulk of the light entering through the window to the front which would not be affected. Moreover, I do not consider that the extension would be located in such proximity to the flank wall of the house that this window would be significantly affected. The proposal would not cause a loss of privacy for this property.

4.3.4 *53 Royal Oak Lane*
The proposed development would be largely set to the east/north-east flank wall of the application property. As such, I do not consider that the proposed development would result in any material harm to the living conditions of no.53 Royal Oak Lane.

4.3.5 *Others*
Other neighbouring properties would not be negatively affected by the proposal.

4.3.6 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 window at ground floor level on the north-facing 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. 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 Determining Officer	Development Management North Hertfordshire District Council Council Offices Gernon Road Letchworth Herts SG6 3JF
Date: 25 May 2018	