DELEGATED FILE NOTE

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

APPLICATION REFERENCE	BRIEF DESCRIPTION OF DEVELOPMENT	APPLICATION SITE
18/00307/FPH	Two storey rear/side extension, single storey rear extension and first floor front extension. Erection of 1.8m high fence following demotion of existing boundary wall (as amended by drawing 1788-P002A received 22/03/2018).	25 Bunyan Close Pirton Hitchin Hertfordshire SG5 3RE

Submitted Plan Nos

1788-P002A

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

1.5 **Pirton Neighbourhood Plan 2011-2013**

PNP2: Design and character
PNP3: Residential extensions
PNP13: Car parking

2.0 **Site History**

2.1 None relevant.

3.0 **Representations**

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

3.2 **Pirton Parish Council**
No objection.

4.0 **Planning Considerations**

4.1 **Site and Surroundings**

4.1.1 25 Bunyan Close is the end of a terrace of three properties. It fronts Bunyan Close to the front and side elevations. As an estate, Bunyan Close is a relatively modern estate and as such is excluded from the Pirton Conservation Area.

4.2 **Proposal**

4.2.1 Two storey side/rear and single extension rear extension, first floor front extension.

Erection of 1.8m high fence following demolition of existing boundary wall. The two storey side extension would wrap around the rear wall of the main house and would have roof form similar to that of the main house. It would be white rendered. The rear extension would be linked to the two storey element and would have a mono-pitch roof. The first floor front extension would have a small gable roof with eaves to match the main house and a ridge set below that of the main house.

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 various aspects of the proposed development would have an acceptable relationship with the host dwelling in terms of their size and design. The extension to the side and rear would have quite a significant impact on the streetscene but I believe it has been well designed and would have an acceptable visual impact. The first floor front extension would also alter the character of the front of the property but again I find that the extension would be well designed and therefore have an acceptable visual appearance.

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

4.3.3 Impact on the living conditions of neighbouring properties
The key issue for consideration is the impact that the proposed development would have on the living conditions of the adjoining and adjacent properties.

In my view the proposed development would have an acceptable impact on the living conditions of the neighbouring properties. The various extensions are all set sufficiently from the boundaries with neighbours to ensure that they would not have a significant impact in terms of their bulk or size. New windows are proposed but I do not consider that there would offer harmful views towards other properties and thus a loss of privacy would not result.

In my view, the proposed development would not result in any harm to the living conditions of neighbouring properties.

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

4.3.5 I raise no objection to the proposed 1.8m fencing as a replacement for the existing boundary wall.

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. 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  Tom Rea	Development Management North Hertfordshire District Council Council Offices Gernon Road Letchworth Herts SG6 3JF

Determining Officer	
Date: 26 March 2018	