DELEGATED FILE NOTE

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

APPLICATION REFERENCE	BRIEF DESCRIPTION OF DEVELOPMENT	APPLICATION SITE
18/00526/FPH	Erection of front, side and rear extensions and insertion of two side dormer windows to facilitate additional accommodation at first floor level.	55 Uplands Avenue Hitchin Hertfordshire SG4 9NL

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
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**

3.0 **Representations**

3.1 **Site Notice:**

Start Date: 05/04/2018 Expiry Date: 26/04/2018

3.2 **Press Notice:**

Start Date: Expiry Date:

3.3 **Neighbouring Notifications:**

The owners/occupiers of No. 53, 57 Uplands Avenue and No. 114 Wymondley Road were notified on 29/03/2018. Objections to the proposal have been received from No. 53 Uplands Avenue and is summarised below:

- Parking issues, concerns raised over workers parking during the construction of the extension.
- Disturbance, noise and anxiety.
- Encroachment, building debris and not being able to enjoy being in garden.
- Not being able to hear inside due to noise resulting from building works.
- Not knowing who are authorised to be working on site, concerns over security.
- Concern over damage to vital services, including gas, electricity, subsidence.
- Purpose of extra space resulting from extension is not clear.
- Outbuilding under construction, not mentioned in submitted plans.

3.4 **Parish Council / Statutory Consultees:**

N/A

4.0 **Planning Considerations**

4.1 **Site and Surroundings**

4.1.1 No. 55 is a two storey detached chalet bungalow style dwelling situated on Uplands Avenue within a predominately residential area of Hitchin. The property features a brick finish with uPVC fenestration, existing roof dormer and single storey rear extension.

4.2 **Proposal**

4.2.1 Planning permission is sought for the erection of a two storey rear extension with hipped roof form, side dormer and single storey side and front extension to the existing property. The rear extension would project 3.3m in depth, 5.2m in height and 2.3m to the eaves. The dormer window would measure 3.6m in depth, 2.2m in height and 4.9m in width. The side extension would feature a flat roof and project the depth of the dwelling and project 2m from the side of the existing property.

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.

4.3.2 The application property sits back from the public highway and features a detached garage to the side and large driveway. This part of Uplands Avenue is staggered in nature with the application site being set back from the neighbouring dwelling No. 57.

4.3.3 The proposed development would be sited predominately to the rear and side of the dwelling with the inclusion of the side facing roof dormer. The proposed rear extension would feature a hipped roof form, appropriate to that of the existing dwelling. The side dormer would be to match the size and scale of the existing side dormer and would be set back from the front elevation of the host dwelling. It is considered that on balance, the proposed development would not result in an unacceptable impact upon the character and appearance of the dwelling within the street scene.

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 The application site is neighboured by No. 53 and 57 Uplands Avenue. No. 53 is set back from the application site and is angled away from No. 55. The proposed

development would result in no unacceptable impact upon the amenities of No. 53 given the built relationship between the properties. The proposed rear extension and dormer window would not overlook the neighbouring property and rooflights proposed would provide a limited oblique view of the neighbouring property.

4.3.7 No. 57 is a single storey bungalow set forward of the application site. The proposed development would project approximately 8.7m beyond the rear elevation of the neighbouring property following the construction of the 3.3m rear extension. Whilst significant in depth, the development would feature a hipped roof limited in height (5.4m). The proposal would therefore result in an on balance acceptable impact upon the amenities of the neighbouring occupiers. Additionally, the proposed side dormer would feature two obscure glazed windows as shown on the submitted plans, the obscure glazing would mitigate any overlooking into the neighbouring rear amenity space. However, it is considered appropriate to condition the two dormer side facing windows to be obscure glazed in order to protect neighbouring privacy.

4.3.8 Given the above, it is considered that the proposed development would result in no unacceptable overbearing impact upon neighbouring occupiers and is therefore compliant with Policy 28 of the District Local Plan and the aims of the National Planning Policy Framework.

Highways and Parking:

4.3.9 The application site would retain sufficient off-street car parking, therefore there would be no car parking issues arising from the proposed development.

Neighbouring Objections:

4.3.10 Objections received on behalf of the occupiers of No. 53 have been taken into consideration. Concerns raised regarding the interferences caused during the construction of the extension do not constitute material planning considerations.

4.4 **Conclusion**

4.4.1 The proposed development is considered acceptable and are 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.

3. The window(s) at first floor level on the north 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. The Council acted proactively through positive engagement with the applicant at the pre-application stage and 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  Simon Ellis Determining Officer	Development Management North Hertfordshire District Council Council Offices Gernon Road Letchworth Herts SG6 3JF
Date: 21 May 2018	