DELEGATED FILE NOTE

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

APPLICATION REFERENCE	BRIEF DESCRIPTION OF DEVELOPMENT	APPLICATION SITE
18/00649/FPH	Single storey side extension together with extensions to the roof, the formation of a gable roof section to the front elevation, the insertion of two dormer windows to the rear elevation, and the insertion of rooflights to the front and rear elevations. Single storey rear extension. Demolition of existing garage. Formation of new vehicular access and driveway.	2 The Ridgeway Hitchin Hertfordshire SG5 2BT

Submitted Plan Nos

2TR:01A 2TR:02 2TR:03 2TR:04B 2TR:05B

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 No representations received.

4.0 **Planning Considerations**

4.1 **Site and Surroundings**

4.1.1 2 The Ridgeway is a detached chalet bungalow.

4.2 **Proposal**

4.2.1 As with the previously granted scheme (17/04224/FPH), this development proposal is comprised of the following elements:

--Single storey side extensions together with extensions to the roof;
--The formation of a gable roof section to the front elevation;
--The insertion of two dormer windows to the rear elevation;
--The insertion of rooflights to the front and rear elevations.
--Single storey rear extension.
--Demolition of existing garage.
--Formation of new vehicular access and driveway.

However, the principle difference between the previously granted scheme and this latest proposal is the proposed formation of gable ends to the property rather than hips.

Some other minor tweaks such as the precise positioning of windows and dormers has also been altered.

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 highway safety and car parking in the area.

4.3.2 Design and appearance: extensions to main house
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 additions would represent a fairly significant remodelling of this particular house. It is located in a fairly prominent location with clear public views to the front and side elevations. Alterations to the rear would also have some visibility from the road. However, the existing property is not particularly attractive and I think it can be said that the proposed additions and alterations would improve the overall appearance of the property.

There is no debate that providing gable ends to the property would noticeably increase the bulk of the property. However, I do not consider that this would, in itself be harmful from a design perspective. Certainly, in the absence of any tangible harm I would find it hard to deviate from my previous recommendation.

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 Design and appearance: driveway and vehicular access
The works to provide a new driveway and vehicle access would obviously result in quite a reduction to the front garden. However, in my view, the physical changes proposed would not result in any significant harm to the overall character or appearance of the area.

4.3.4 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 adjacent property no.1 The Ridgeway.

1 The Ridgeway
The proposal involves extending the roof and providing a single storey rear extension close to the boundary with this property. However, the flank wall of the application property would remain situated away from the boundary, and, although the scheme may introduce built form which is visible from the garden of no.1, I do not consider that the proposed development would lead to any material harm to the living conditions of this property.

3 The Ridgeway
This property is situated to the rear of the site. Whilst the overall form, bulk and size

of the extensions are unlikely to cause any harm two dormer windows are proposed which would face towards this property. However, I do not consider that the two dormers would impact negatively on the privacy of no.3 The Ridgeway.

4.3.5 Car parking
A property of this size requires a minimum of two car parking spaces. The plans indicate that there would be adequate car parking provided to serve the extended property.

4.3.6 Highways
Hertfordshire County Council Highways were consulted on the proposal and they have confirmed that, subject to a number of conditions, there are no objections on highway safety grounds.

4.4 **Conclusion**

4.4.1 The additional bulk proposed by the revised scheme is noted but, in the absence of any particular harm caused as a result of the enlarged proposal, I do not consider that there is any reason to object to the proposal. I therefore recommend that planning permission is 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	Development Management North Hertfordshire District Council Council Offices

 Tom Rea Determining Officer	Gernon Road Letchworth Herts SG6 3JF
Date: 12 April 2018	