DELEGATED FILE NOTE

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

APPLICATION REFERENCE	BRIEF DESCRIPTION OF DEVELOPMENT	APPLICATION SITE
18/01379/FPH	First floor front and side extensions, alterations and extension to existing porch, car port, boundary wall, railings and gates (as amended by drawing GUP/18/03A ;04A and 05A; received 04/07/2018).	Aspen Newlands Lane Hitchin Hertfordshire SG4 9BB

Submitted Plan Nos

Location Plan; GUP/18/01; GUP/18/02; GUP/18/03A; GUP/18/04A; GUP/18/05A; GUP/18/06

1.0 Policies

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

Policy 28 - House Extensions
Policy 55 - Car Parking

1.2 **National Planning Policy Framework**

Chapter 7 - Requiring good design

1.3 **North Hertfordshire Draft Local Plan 2011-2031**

The policies of relevance in this instance are as follows:

D1 - Sustainable Design;
D2 – House extensions, replacement dwellings and outbuildings;
D3 – Protecting living conditions;
T2 - Parking

1.4 **Supplementary Planning Document**

Vehicle Parking at New Development SPD 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 Aspen is a detached residential property situated at the south-west end of Newlands Lane just prior to the junction with Gosmore Road.

4.2 **Proposal**

4.2.1 The development proposal involves the following elements:

--First floor front and side extension above existing integral garage. The extension is proposed to have a hipped roof and would extend approximately half-way across the existing garage and would feed into the flank wall of the main house.

--Extension and alteration to existing front porch.

Facing materials to match the existing.

4.2.2 --Erection of detached single-bay car port. The car port is proposed to have a pitched roof and would be boarded on three sides with what would presumably be an solid Oak frame.

--Erection of boundary wall, railings and gates. The new boundary wall/railings will extend across the front of the site with a 1.8m high vehicular access gate proposed to be set back slightly further into the site.

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 in the area.

4.3.2 **Extensions to main house**
Design and appearance
The proposed first floor side and front extension has been significantly reduced in terms of its projection during the application process. As such, although I retain the view that the extension is particularly large, given the nature and size of the host property I consider that the proposal is sympathetic for the purposes of the application of Saved Policy 28 and Emerging Policy D2. Moreover, the layout of the site is such that, despite the size of the extension, it would not appear overly dominant in the street-scene and would therefore not cause harm to the character or appearance of the area.

4.3.3 The proposed extensions and alterations to the front porch are modest and I do not consider that there should be any objections on design grounds.

4.3.4 Impact on neighbouring properties
The key issue is the impact that the proposal would have on the adjacent property to the north-east and the adjacent property to the south-west.

4.3.5 *The White House*
The proposed first floor front/side extension would be adjacent to the garage located at this property. The White House itself is set several metres from the boundary and I do not consider that the bulk or scale of the extension would cause any material harm to the living conditions of this property. A new window is proposed for the rear elevation but I am proposing a condition that requires this window to be obscure glazed. The extension to the porch would have limited impact on the living conditions of this property.

4.3.6 *Gosmore Cross*
The proposed first floor side/rear extension would be set several metres from the boundary with this property and would have limited impact on Gosmore Cross. Several windows are located on the elevation that faces the boundary but again the distance and orientation of the properties ensures that the privacy of this property would not be materially affected. The extensions/alterations to the porch would not cause any harm to this property.

4.3.7 **Erection of detached car port and boundary walls with railings and vehicular**

access gate

Design and appearance

The proposed car port would be a fairly minor aspect to the proposed development moreover it would have limited public visibility. In any case, it has been well designed and I do not consider that it should be rejected on design terms. The proposed boundary treatment and gates would have an acceptable visual impact and as such I raise no objection to this aspect.

4.3.8 Impact on neighbouring properties

These aspects of the proposed development would have minimal impact on the living conditions of neighbouring properties.

4.3.9 Car parking/ Highway impact

Newlands Lane is not a classified road and therefore the highway authority have not been consulted. I am satisfied that the proposal would not cause harm to highways safety and consider that the parking arrangements within the site are acceptable.

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 N/A

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.

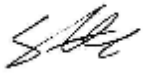
   Reason:To ensure the development is carried out in accordance with details which form the basis of this grant of permission.

3. Prior to the first occupation of the first floor side/front extension hereby permitted the window at first floor level on the north-east 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. 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  Simon Ellis Determining Officer	Development Management North Hertfordshire District Council Council Offices Gernon Road Letchworth Herts SG6 3JF
Date: 11 July 2018	