DELEGATED FILE NOTE

CASE OFFICER: ...Heather Lai.....

APPLICATION REFERENCE	BRIEF DESCRIPTION OF DEVELOPMENT	APPLICATION SITE
18/01400/FPH	Single storey rear extension and insertion of rear dormer window to facilitate loft conversion.	152 Grove Road Hitchin Hertfordshire SG4 0AA

Submitted Plan Nos

PL001A PL002B EX001 EX002 SPL001

1.0 Policies

1.1. **North Hertfordshire District Council Local Plan No. 2 with alterations**
Policy 28: Housing Extensions
Policy 55: Car parking standards
Policy 57: Residential Guidelines and standards

1.2. **National Planning Policy Framework**
Section 12: Achieving well-designed places

1.3. **Emerging Local Plan 2011-2031 (Approved by Full Council 11th April 2017)**
D1: Sustainable Design
D2: House extensions, replacement dwellings and outbuildings
D3: Protected living conditions
T2: Parking

1.4. **Supplementary Planning Document**
Vehicle Parking at New Development September 2011

2. Site History
No site history.

3. Representations
Local residents:
No response.

4. Planning Considerations

4.1. **Site and Surroundings**
The application site is a two storey mid-20th Century semi detached dwelling which is unlisted and outside a conservation area. There is a right of way accessing dwellings to the rear which is located to the west of the application site.

4.2. **Proposal**
The application seeks permission for the erection of a single storey rear extension and erection of a rear dormer roof extension and associated rooflights to the front roofslope to facilitate the use of the loft as habitable space.

4.3. **Key Issues**
Design:
The proposal seeks the erection of a full width rear dormer roof extension, which is to be set in from the sides, the eaves and the roof ridge. To add light to this proposed loft extension two rooflights would be inserted into the front roofslope. The removal of a chimney to the rear roofslope to facilitate the erection of the rear dormer extension raises no objection in design terms.

At ground floor level, a full width single storey rear extension is proposed, with a sloping roof. While the proposals will add significant bulk onto the existing dwelling, they are considered to remain subservient to the host building, and will be formed of similar materials. The extensions will be seen from limited public views, and from the right of way, which is not considered to form part of the public highway.

It is considered the proposed alterations are acceptable in design terms, and accord with Policies 28 and 57 of the saved Local Plan, and D1 and D2 of the emerging Local Plan.

Amenity:
The roof level alterations are considered to be acceptable in amenity terms due to their position and relationship to surrounding dwellings.

The ground floor rear extension is to be set in by approximately 0.2m from the boundary with adjoining no. 154 and will project by 2.4m from the principal rear wall. The rear elevations of these dwellings are south facing. While the proposal will result in an extension which will measure 3.3m against the rear wall (sloping down to 2.2m as it extends to the rear), given that there is an existing high boundary wall between the host property and adjoining no. 154, and an outbuilding structure in the rear garden to no. 154 it is considered the proposal will not result in a material loss of light, or an increased sense of enclosure. The only fenestration to the ground floor extension is to the rear, or in the roofslope which is above 2.2m and as such it is considered the proposal will not result in a loss of privacy to no. 154.

While the surrounding area is built up, the surrounding dwellings have a more distant relationship to no. 152, with no fenestration directly facing towards the application site. To the west is a modern medium density housing development of 3.5 storeys in height. However the closest affected elevation to the application site is the east side elevation, which has little fenestration, and the existing windows appear to be obscure glazed and may serve stairwells. As such, it is considered there will not be a material loss of privacy to surrounding dwellings.

The proposal is considered acceptable in amenity terms and accords with Policy D3 of the emerging Local Plan.

Car parking:
The proposed development would not trigger the requirement for additional car parking to be provided within the application site. The existing parking is provided to the hard surfaced area to the front of the dwelling and this arrangement is not proposed to be altered under the current application.

4.4. **Conclusion**
In the absence of material planning reasons to the contrary it is my view that planning permission should be granted.

5. <u>Recommendation</u>

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.

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  Tom Rea Determining Officer	Development Management North Hertfordshire District Council Council Offices Gernon Road Letchworth Herts SG6 3JF
Date: 9 August 2018	