DELEGATED FILE NOTE

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

APPLICATION REFERENCE	BRIEF DESCRIPTION OF DEVELOPMENT	APPLICATION SITE
18/00902/FPH	Single story front extension and works to existing garage to facilitate conversion into habitable space.	39 Grange Close Hitchin Hertfordshire SG4 9HD

Submitted Plan Nos

E01; E02; P01; P02

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
HE1 – Designated heritage assets

1.4 **Supplementary Planning Document**

Vehicle Parking at New Development SPD (2011)

2.0 **Site History**

2.1 None relevant.

3.0 **Representations**

3.1 **Site Notice:**

Start Date: Expiry Date:

3.2 **Press Notice:**

Start Date: Expiry Date:

3.3 **Neighbouring Notifications:**

The owners/occupiers of No. 37, 41 Grange Close and No. 10 Elderberry Drive were notified on 06/04/2018. No neighbouring representations have been received.

3.4 **Parish Council / Statutory Consultees:**

St Ippolyts Parish Council – No objection

4.0 **Planning Considerations**

4.1 **Site and Surroundings**

4.1.1 No. 39 is a two storey detached dwelling situated on the south side of Grange Close within a predominately residential area of St Ippolyts. The property features a brick finish with uPVC fenestration and integral garage.

4.1.2 The local characteristics of this part of Grange Close consist of predominately detached properties of similar scale and character to that of the application site. Parking is predominantly off-street.

4.2 **Proposal**

4.2.1 Planning permission is sought for the erection of a single storey front extension including bay window and the conversion of the garage into habitable space. The proposal would project approximately 1.7m forward of the existing front elevation of the host dwelling.

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.

Design and Appearance:

4.3.2 The objectives of the NPPF include those seeking to secure high quality design and a good standard of amenity (Section 7 - Requiring good design). In this regard, Policy 28 and 57 of the Local Plan is consistent with the NPPF.

4.3.3 The proposed development would be visible rom within the surrounding street scene. Whilst visible the development would be of an appropriate scale to the host dwelling. Furthermore , the materials would be to match those of the existing dwelling. Given the above, it is considered that the development would not result in an adverse impact upon the character and appearance of the host dwelling. The development would be in accordance 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:

4.3.4 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.

4.3.5 The application site is neighboured by No. 37 and 41 Grange Close. Given the limited scale and depth of the proposed development, it is considered that the proposal would not result in any unacceptable impact upon the privacy, light or amenity of the neighbouring occupiers. It is therefore considered that the proposal would be compliant with Policy 28 of the District Local Plan and the aims of the National Planning Policy Framework.

Highways and Parking:

4.3.6 Whilst the extension would project onto the existing off-street car park, the site would retain sufficient space for off-street car parking. No car parking issues would arise from the proposed development.

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 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  Simon Ellis Determining Officer	Development Management North Hertfordshire District Council Council Offices Gernon Road Letchworth Herts SG6 3JF
Date: 17 May 2018	