DELEGATED FILE NOTE

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

APPLICATION REFERENCE	BRIEF DESCRIPTION OF DEVELOPMENT	APPLICATION SITE
18/01062/FPH	Part two storey, part single storey side extension and insertion of rear dormer window and front velux windows to facilitate loft conversion. Front entrance canopy.	51 Old Hale Way Hitchin Hertfordshire SG5 1XJ

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**

2.1 07/01375/1HH - Single storey rear extension and detached garage following demolition of existing garage – Granted Conditional permission on 10/07/2007.

3.0 **Representations**

3.1 **Site Notice:**

Start Date: 10/05/2018 Expiry Date: 31/05/2018

3.2 **Press Notice:**

Start Date: N/A Expiry Date: N/A

3.3 **Neighbouring Notifications:**

The owners/occupiers of No. 49 and 53 Old Hale Way were notified on 26/04/2018. No neighbouring representations have been received.

3.4 **Parish Council / Statutory Consultees:**

N/A

4.0 **Planning Considerations**

4.1 **Site and Surroundings**

4.1.1 No. 51 is a two storey semi-detached dwelling situated on the north west side of Old Hale Way within a predominately residential area of Hitchin. The property features a

brick finish with uPVC fenestration and existing single storey rear extension. The site benefits from off-street car parking with space for approximately three cars.

4.2 **Proposal**

4.2.1 Planning permission is sought for the erection of a two storey side extension, single storey rear extension and conversion of the roof into habitable space with a rearward facing dormer window.

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 application site has previously been extended at single storey level to the rear. There are a number of existing two storey side extension visible along the street scene. The proposed development would feature extensions to the side and rear of the property and the conversion of the roof space. The development would result in the creation of additional bedrooms and living space within the property.

4.3.4 The proposed two storey side extension would be visible within the surrounding street scene and would retain 1m to the party boundary with the neighbouring property. The development would therefore not result in the terracing of this part of the street.

4.3.5 The proposed development would be appropriate in design featuring a half hip roof form. Fenestration within the side extension would be appropriate to the existing building and materials would be to match. The proposed development would not result in an adverse impact upon the character and appearance of the dwelling within the street scene.

4.3.6 The proposed single storey rear extension and loft conversion would be predominately sited to the rear and therefore out of view of the street scene. The development would be appropriate in design remaining subservient to the host dwelling. It is considered that the development would not result in an unacceptable adverse impact upon the character and appearance of the host dwelling.

4.3.7 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:

4.3.8 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.

4.3.9 The application site is neighboured by No. 49 and 53 Old Hale Way. No. 49 features an existing single storey rear extension that would project a limited distance beyond the rear elevation of the neighbouring dwelling. The two storey side extension and roof dormer would result in no overbearing impact upon the occupiers of No. 49.

4.3.10 No. 53 Old Hale Way features an existing two storey side and rear extension to the property. The proposed two storey side extension, roof dormer and single storey rear extension would result in no overbearing impact upon the occupiers of the neighbouring property given the built relationship between the two neighbouring dwellings.

4.3.11 The development would incorporate rooflights within the front and rear of the dwelling. It is considered that the proposed rooflights would provide only limited oblique views of neighbouring dwelling and therefore no unacceptable harm upon the properties within the immediate locality would arise.

4.3.12 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:

4.3.13 The proposal would result in a four bedroom dwelling. It is considered that sufficient off-street car parking would remain on site and no car parking or highways issues would arise as a result of 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 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  Simon Ellis Determining Officer	Development Management North Hertfordshire District Council Council Offices Gernon Road Letchworth Herts SG6 3JF
Date: 4 June 2018	