DELEGATED FILE NOTE

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

APPLICATION REFERENCE	BRIEF DESCRIPTION OF DEVELOPMENT	APPLICATION SITE
18/01246/FPH	Part two storey and part single storey rear extensions and single storey front extension.	19 Mattocke Road Hitchin Hertfordshire SG5 2NZ

Submitted Plan Nos

04/18-P1 04/18-P2 04/18-P3 04/18-P4 04/18-P5 04/18-P6 04/18-P7

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 No previous relevant planning history.

3.0 **Representations**

3.1 **Neighbouring Notifications:**

The owners/occupiers of No.18, 20 Mattocke Road and Oughton Primary and Nursery School were notified on 16/05/2018.. 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. 19 is a two storey end-terrace dwelling situated on the west side of Matocke Road within a predominately residential area of Hitchin. The property features a rendered finish with uPVC fenestration. Off-street car parking is available at the property with space for approximately two to three cars.

4.2 **Proposal**

4.2.1 Planning permission is sought for the erection of a part single, part two storey rear extension and single storey front extension. The proposed front extension would measure approximately 800mm in depth, 4.5m wide and 3m in height with 2.1m to the eaves. The part single, part two storey rear extension would measure the width of the

property. The single storey element would measure 3.7m in depth and 3mm in height. The two storey element would measure 2m in depth and 6.8m in height.

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 occupies a medium plot set back from the public highway. The property forms part of a street scene that is relatively similar in character and scale. There are a number of existing extensions visible including a two storey rear extension in close proximity to the application site.

4.3.4 The proposed single storey front extension would be visible from within the street scene. It is considered that the limited scale of the front extension, relative to the host property, would remain subservient. Furthermore, given the setback nature of the host dwelling from the street scene and the appropriate architectural style, the front extension would not result in an adverse impact upon the character and appearance of the host dwelling within the street scene.

4.3.5 The part single, part two storey rear extension would be well screened from nearby public viewpoints given the siting of the extension to the rear of the application site. The two storey element, whilst large, would feature a hipped roof form at first floor level and mono-pitched at ground floor level. Given the appropriate design and roof form of the development, it is considered that the proposal would not result in an adverse impact upon the character and appearance of the application site.

4.3.6 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:

4.3.7 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.

4.3.7 The application site is neighboured by No. 18 and 20 Mattocke Road. No. 18 is detached and set forward from the application site. Given the distance between the two neighbouring properties and orientation to the path of the sun, it is considered that the proposal would result in no unacceptable impact upon the light, privacy or amenity to the occupiers of No. 18 Mattocke Road.

4.3.8 No. 20 attaches to the host dwelling and features no existing rear extensions. The proposed development to the rear would be in close proximity to the party boundary with the neighbouring property. The proposed development to the rear, whilst close to the boundary, would on balance not result in any unacceptable impact upon the amenities of the neighbouring property given the limited depth of the proposal.

4.3.9 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:

4.3.9 The proposed development does not include an increase in the number of bedrooms, therefore there would be no car parking issues arising 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 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: 21 June 2018	