DELEGATED FILE NOTE

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

APPLICATION REFERENCE	BRIEF DESCRIPTION OF DEVELOPMENT	APPLICATION SITE
18/00937/FPH	Single storey rear extension and ancillary works.	56 Grove Road Hitchin Hertfordshire SG5 1SF

Submitted Plan Nos

18/PL/001; 18/PL/002; 18/PL/003

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 18/00745/LDCP - Rear and side dormer windows and front rooflight window to facilitate conversion of loft space into habitable accommodation – Granted on 30/04/2018.

3.0 **Representations**

3.1 **Site Notice:**

Start Date: 17/04/2018 Expiry Date: 08/05/2018

3.2 **Press Notice:**

Start Date: Expiry Date:

3.3 **Neighbouring Notifications:**

The owners/occupiers of No. 54, 58 Grove Road and No. 22, 23 Florence Street were notified on 06/04/2018. 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. 56 is a two storey terraced property situated on Grove Road within a predominately residential area of Hitchin. The property features a brick finish to the front and rendered

finish to the rear. The site features an existing part single, part two storey rear outrigger, a characteristic of this area.

4.2 **Proposal**

4.2.1 Permission is sought for the erection of a single storey rear extension that would project along the existing outrigger. The extension would feature a gabled roof form with roof lanterns proposed alongside the two storey element of the outrigger. The extension would measure approximately 9.2m in depth (1.6m projection beyond current rear wall), 4.2m wide and 3.4m in height with 2.3m to the eaves.

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 single storey rear extension would be well screened from view of the surrounding street scene given its siting behind this group of terraced dwellings. The development would therefore result in no unacceptable impact upon the character and appearance of the property within the street scene.

4.3.4 Whilst the development would be significant in depth, the development projects a limited distance beyond the rear of the existing dwellings rear elevation. Furthermore, the proposed roof form, materials proposed and appearance of the development would be appropriate to that of the host dwelling.

4.3.5 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:

4.3.6 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. 54 and 58 Grove Road. The development would project approximately 1.6m beyond the rear elevation of the neighbouring property. Given the limited depth beyond the neighbouring rear elevation, it is considered that the development would not result in any unacceptable impact upon the light, privacy and amenity of the neighbouring occupiers to No. 54 Grove Road.

4.3.8 No. 58 adjoins the application site to the north and features no existing rear extension. The proposed development would extend for approximately 9.2m in close proximity to the party boundary with No. 58 and at an eaves height of 2.3m. The neighbouring property features a number of openings that are both side and rearward facing. The proposed development features a low eaves height that would not project much higher than the existing fence height. Furthermore, the roof ridge is set away from the boundary with the neighbouring property, which further minimises any impact upon neighbouring amenity. Whilst the development would project along the party boundary significantly, it is considered that the impact of the development upon neighbouring amenity would be limited and is therefore on balance acceptable.

4.3.9 The development would incorporate a strip rooflights within the proposed side facing roofslope. It is considered that the proposed rooflights would provide only oblique views of neighbouring properties and therefore have no unacceptable harm on the properties within the immediate locality of the application site.

4.3.10 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:

4.3.11 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: 15 May 2018	