**DELEGATED FILE NOTE**

**CASE OFFICER:** ...Tom Rea.....

| APPLICATION REFERENCE | BRIEF DESCRIPTION OF DEVELOPMENT | APPLICATION SITE |
|---|---|---|
| 18/00309/FPH | Single story rear extension following demolition of the existing garage (with retention of garage boundary wall to height of 1.6 metres) (as amended by plan nos. 06A _ 07A) | 14 The Paddock<br>Hitchin<br>Hertfordshire<br>SG4 9EF |

**Submitted Plan Nos**

TP-14-A3-007 Rev A TP-14-A3-006 Rev A TP-14-A3-02 TP-14-A3-03 TP-14-A3-06 Rev A TP-14-A4-01 TP-14-A3-05 TP-14-A3-04

**1.0 Policies**

LP28 House Extensions

LP55 Car Parking Standards

SECT7 Requiring Good Design

## 2.0 Site History

2.1 17/00540/1PUD: Certificate of Lawfulness – Proposed single storey rear extension – Granted 20.3.17

## 3.0 Representations

3.1 **Site Notice / Adjoining occupiers:** Letters received from the occupiers of No. 12 and No. 16 The Paddock raising the following concerns:

- Concern about potential impact on property
- Legal rights to maintaining fence along driveway – it must not be interfered with
- Object to boundary wall being removed – upset if it is removed

## 4.0 Planning Considerations

### 4.1 Site and Surroundings

No. 14 is a detached two storey property located on the west side of The Paddock. The property has a detached garage and storage area located to the rear and side of the property.

### 4.2 Proposal

The proposal as amended, is to construct a single storey rear extension projecting 6.9 metres in overall depth (1 metre from the boundary with No. 12) and 3 metes in depth along the boundary with No. 16. The extension would have a shallow pitched roof with roof lights and would be constructed in matching brick work with aluminium windows.

The existing garage would be demolished with the exception of the boundary wall of it along the boundary with No. 12 which would be retained at 1.6 metres in height.

### 4.3 Key Issues

4.3.1 The key issues are design and appearance, impact on neighbours and parking

### 4.3.2 Design and appearance

The extensions are single storey with a maximum height of 3.9m to the ridge with a 2.6 m eaves height. Part of the extension is quite deep at 6.9m however it replaces an existing 7 metre long garage and store and is located 1 metre off the boundary. The property has not been extended at the rear previously.The extension would be well set

back from the road frontage and only partially visible from the road past the retained car port canopy. I consider that the extensions would not be disproportionate to the scale of the dwelling and the design would generally be in keeping with the design and appearance of the existing dwelling consistent with Policy 28 of the local plan.

4.3.3 **Impact on neighbours**

The proposed extension close to the boundary with No. 12 would project approximately 5.5 m beyond the rear main wall of No. 12 however it is set off the boundary by 1 metre and the garage wall is to be retained as requested by the owner of No. 12 ( see plan TP-14-A3-07 A). Given the gap before the boundary and the single storey height of the extension I do not consider that the residential amenity of No. 12 would be unduly affected. The proposed extension along the boundary with No. 16 is limited to 3 metres and there is a side driveway between it and the rear elevation of No. 16. No. 16 is also slightly set back from the road than No. 14 and is also to the south. Given the limited depth of the extension, the intervening gap and the southerly orientation of No. 16 to No. 14, I consider that the residential amenity of No. 16 would not be unduly affected.

4.3.4 **Parking**

No. 14 would retain off road parking for at least two cars which would be sufficient for the occupiers of the extended dwelling and also compliant with Policy 55 of the local plan in terms of parking standards.

4.4 **Conclusion**

The proposal, as amended, is acceptable in planning terms.

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. The Council acted proactively through positive engagement with the applicant during the determination process which led to improvements to the scheme. 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.

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| Signed<br><br>Simon Ellis<br><br>Determining Officer | Development Management<br>North Hertfordshire District Council<br>Council Offices<br>Gernon Road<br>Letchworth<br>Herts<br>SG6 3JF |
| **Date:** 17 July 2018 | |