DELEGATED FILE NOTE

CASE OFFICER: ...Tom Donovan.....

APPLICATION REFERENCE	BRIEF DESCRIPTION OF DEVELOPMENT	APPLICATION SITE
18/00873/FPH	First floor side extension. First floor side/rear extension (as amended by drawings 18_03_05_001A and 002A received 21/05/2018).	19 Bearton Green Hitchin Hertfordshire SG5 1UN

Submitted Plan Nos

Location Plan 18_03_05_001A 18_03_05_002A

1.0 Policies

1.1 **North Hertfordshire District Local Plan No.2 with Alterations**

Policy 28 - House Extensions
Policy 55 - Car Parking Standards

1.2 **National Planning Policy Framework.**

Section 7 - Requiring good design

1.3 **Emerging Local Plan 2011-2031 (Approved by Full Council 11th 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 September 2011

2.0 **Site History**

2.1 None relevant.

3.0 **Representations**

3.1 **Local residents**
No representations received.

4.0 **Planning Considerations**

4.1 **Site and Surroundings**

4.1.1 19 Bearton Green is a semi-detached property.

4.2 **Proposal**

4.2.1 First floor side extension and first floor rear extension. The side extension would have a hipped roof and would extend atop the existing single storey element to the side. The rear addition would also have a hipped roof and would extend atop part of the existing mono-pitch roof single storey addition.

Facing materials are proposed to match those used in the construction 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 extension and its resultant impact on the character and appearance of the area.
--The impact the proposed development would have on the living conditions of neighbouring properties.
--The impact that the proposed development would have on car parking in the area.

4.3.2 Design and appearance

Policy 28 suggests that house extensions are generally acceptable providing they are *"...sympathetic to the existing house in height, form, proportions, window details and materials..."* and *"...pitched roofs are used where appropriate..."*

The proposed extension would largely be a sympathetic addition although I note that it would add further complication to the property in terms of the various roof forms that are proposed. However, from the publicly visible vantage point, I do not consider that the extension would cause any harm.

The flank wall of the first floor side extension would be set the requisite 1m from the boundary line.

Overall it is my view that the proposed extension would be compliant with the relevant local and national planning policy regarding house extensions and design.

4.3.3 Impact on neighbouring properties

17 Bearton Green

The proposed first floor rear extension would be set several metres from the boundary with this property and would therefore have a limited impact on the living conditions of this property. Windows are proposed to face into the rear of the application site and would not result in a loss of privacy.

4.3.4 *21 Bearton Green*

The proposed first floor side extension would be set a metre away from the boundary and would largely sit adjacent to the flank wall of no.21. I do not consider that it would cause a significant impact in terms of loss of light or dominance. The rear addition would be set further from the boundary and would not have such significance that it would cause any material loss of amenity. A high level, obscure-glazed first floor window is proposed for the flank wall but this would not cause a loss of privacy.

4.3.5 Car parking

The proposed development would not trigger the requirement for additional car parking to be provided within the application site.

4.4 **Conclusion**

4.4.1 In the absence of material planning reasons to the contrary it is my view that planning permission should be **GRANTED.**

5.0 **Recommendation**

5.1 That planning permission is **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.

3. The window at first floor level on the north-facing flank elevation of the development hereby permitted shall be permanently glazed with obscure glass and will be non-opening unless the parts of the window that can be opened are 1.7m above the floor level of the room within which the window is installed.

   Reason: To safeguard the privacy of the occupiers of the adjacent dwelling.

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.

Signed  Simon Ellis	Development Management North Hertfordshire District Council Council Offices Gernon Road Letchworth Herts SG6 3JF

Determining Officer	
Date: 21 May 2018	