DELEGATED FILE NOTE

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

APPLICATION REFERENCE	BRIEF DESCRIPTION OF DEVELOPMENT	APPLICATION SITE
18/00213/FPH	Single storey side and rear extension (as amended by drawings received 27/06/2018).	21 Granville Road Hitchin Hertfordshire SG4 0LE

Submitted Plan Nos

SS-1703 001; SS-1703 101B; SS-1703 105; SS-1703 202C; SS-1703 205B; SS-1703 210C; SS-1703 211C; SS-1703 500B;

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**
Mrs Manders, 23 Granville Road
Objection (to the original scheme) summarised as follows:
--Loss of light;
--Loss of privacy;
--Concerns regarding maintenance of garden wall;
--Potential for vermin;
--Disruption due to building works;
--Concern regarding party wall.

4.0 **Planning Considerations**

4.1 **Site and Surroundings**

4.1.1 21 Granville Road is a semi-detached bungalow.

4.2 **Proposal**

4.2.1 Single storey rear and side extension. The extension would essentially be divided into two sections. The section at the rear of the main house would be larger with a height up to 3.5m to the top of the parapet wall. The side extension would be joined to the rear element but would have a lower height of approximately 3.1m to the top of the flat roof.

Front porch canopy added to front elevation.

Facing brickwork to match the existing. New windows to be white aluminium.

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 Policy 28: 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 design of the proposed extension has been altered during the application process and I consider that the simplified form and design of the extension as amended would have an acceptable relationship with the host dwelling in terms of its size and design. Single storey bungalows are notoriously difficult to add to in a sympathetic manner as almost any roof solution will disrupt the form of the main roof to some extent. However, I think the solution here would be acceptable and would not cause harm to the character or appearance of the area.

4.3.3 Impact on the living conditions of neighbouring properties
The key issue for consideration is the impact that the proposed development would have on the living conditions of the adjoining and adjacent properties.

4.3.4 *23 Granville Road*
No.23 is the adjoining property and it is inevitable that the proposed single storey rear extension would have some impact on this property. However, given the amendments to the scheme I am not convinced that the proposed extension would have a significant impact in terms of loss of light or dominance. Moreover, whilst I accept that some loss of light may occur to the opening closest to the boundary, the majority of the light reaching this opening will remain unaffected and therefore it would continue to receive an adequate amount of light in my opinion.

4.3.5 *19 Granville Road*
No.19 is the adjacent property to the east. The larger part of the single storey rear extension would be set away from the boundary with this property and would therefore not cause any material harm. The side extension would be constructed hard against the boundary between the two properties and would essentially comprise the part-replacement and extension of the existing attached single storey garage. The single storey side extension would not be particularly large and as such I do not consider that it would cause any material harm to the living conditions of this property.

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

4.3. Other matters
Neighbours have brought some other matters to my attention as a result of the consultation period. However, matters relating to vermin, disruption due to the build

itself, and party wall issues are civil matters not material to the decision.

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.

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 Determining Officer	Development Management North Hertfordshire District Council Council Offices Gernon Road Letchworth Herts SG6 3JF
Date: 17 July 2018	