DELEGATED FILE NOTE

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

APPLICATION REFERENCE	BRIEF DESCRIPTION OF DEVELOPMENT	APPLICATION SITE
18/00286/FPH	Single storey, front, side and rear extensions.	1 Lawns Close Offley Hitchin Hertfordshire SG5 3EJ

Submitted Plan Nos

1802-001 1802-002

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**
Ms Anderson, 3 Lawns Close
Objection summarised as follows:
--Overdevelopment;
--Loss of amenity;
--Overshadowing due to proximity of extension;
--Negative impact on outlook;
--Maintenance concerns relating to flank wall/guttering;
--Impact due to construction work.

3.2 **Offley Parish Council**
No response received.

4.0 **Planning Considerations**

4.1 **Site and Surroundings**

4.1.1 1 Lawns Close is an end-of-terrace two storey residential property.

4.2 **Proposal**

4.2.1 Single storey front, side and rear extension. The extension would have a hipped roof for the rear and side projections whilst the front section would have a gable

roof form. The extension would extend to a depth of 3.4m beyond the rear wall of the host dwelling, by 2.1m beyond the flank wall of the dwelling and by 1.95m beyond the front wall.

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 have an acceptable relationship with the host dwelling in terms of its size and design. Parts of the proposal would be visible in the street but I do not consider there would be any harm as a result of the proposals.

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

4.3.3 Impact on neighbouring properties
3 Lawns Close
The proposed rear extension would be located in close proximity to the flank boundary with this property. However, it would have a modest projection of approximately 3.4m and would be modest in height. The extension would therefore have a limited impact on light to this property and would not appear over-dominant. The other aspects of the proposal would be set away from this property and would therefore have a limited impact on the living conditions of this property.

4.3.4 *Others*
Other neighbouring properties would not be affected by the proposals.

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.

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.

Informative/s:

1) Hours of construction
Construction operations related to the development should occur only between the following hours: 0800-1800 Monday to Friday, 0800-1300 on Saturdays, no working on Sundays and Bank Holidays.

2) Storage of building and waste materials
Building and waste materials should be stored within the application site at all times.

Signed  Simon Ellis Determining Officer	Development Management North Hertfordshire District Council Council Offices Gernon Road Letchworth Herts SG6 3JF
Date: 23 May 2018	