DELEGATED FILE NOTE

CASE OFFICER: ...Heather Lai.....

APPLICATION REFERENCE	BRIEF DESCRIPTION OF DEVELOPMENT	APPLICATION SITE
18/01305/FPH	First floor rear extension, single storey side extension and front entrance porch	1 Common Rise Hitchin Hertfordshire SG4 0HL

Submitted Plan Nos

DP905/03 DP905/02 DP905/01

1.0 Policies

1. Planning Policy

1.1. North Hertfordshire District Council Local Plan No. 2 with alterations

Policy 28 – Housing 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. Site History

86/00729/1: Erection of single storey front and side extensions. Approved 09.07.1986
90/00415/1: Single storey side extension to form garage and new vehicular access. Refused on 17.05.1990

3. Representations

3.1. Local residents

No representations received.

4. Planning Considerations

4.1. Site and Surroundings

The application site is a semi-detached two storey single family dwelling located outside a conservation area.

4.2. Proposal

The application seeks permission for a first floor rear extension, single storey side extension and a front entrance porch.

4.3. Key Issues

4.3.1. The key issues for consideration are:

- 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

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 application seeks to erect a single storey rear extension at first floor level, raising the existing flat-roofed outrigger and erecting a pitched roof to the extension. It would be finished in render with uPVC windows, to match the existing dwelling. The proposed first floor extension would be located at the rear of the property and would be visible only from private views. It is considered the first floor rear extension would be sympathetic to the host building and is acceptable in design terms.

At ground floor the existing rear double doors and window are to be replaced with contemporary bifolding doors. This alteration raises no design concerns and would relate well to the host building.

The proposal also seeks the erection of a single storey side extension to the south elevation of the dwelling. This would be finished in render, with uPVC windows to match the host building. It would have a sloping roof formed of tiles with rooflights to provide additional light. The location, scale and design of the side extension is considered subservient, and appropriate to the host building and is acceptable in design terms. It would be seen from limited public and private views.

To the front elevation it is proposed to remove the existing narrow window at first floor level and brick it up. It is also proposing to widen the existing front porch, and erect a sloping roof. While it would create a more prominent porch area to the front of the dwelling, it is considered the design and size of the porch is proportionate to the house, and as there are a variety of front elevation treatments and porch sizes to the surrounding houses on Common Rise, it is considered there is no material harm in planning terms.

While the proposal as a whole would add significant bulk to the host building, which has historically been extended on several occasions, it is considered in design terms it would not result in a materially unacceptable situation in terms of its height, form, proportions, window details and materials and therefore would be well related to the host property and accords with Policy 28 of the Local Plan.

Materials to match the existing have been proposed and in my view such an extension would sit comfortably both with the host dwellinghouse and the wider appearance of the area.

4.3.3. Amenity

The closest affected properties to the application site are nos. 13-15 Cambridge Road to the south, and the adjoining dwelling no. 3 Common Rise to the north.
At ground floor level, the proposed alterations to the front (west) elevation will face the road, and is obscured by significant vegetation. It is a small extension that is located away from the built line of surrounding properties and therefore is not considered to result in a material amenity impact, namely loss of privacy or light. The removal of the window, which is obscure glazed raises no amenity concerns.

To the side elevation, the proposed ground floor extension would result in the built line being closer to no. 15 Cambridge Road. However, the built line of no. 15 is set back from that of the application site and therefore the proposed side extensions will not directly overlook the dwelling. There is significant vegetation and a high boundary wall between the application site

and nos. 15 and 13 and therefore it is not considered there will be a material loss of privacy to this elevation.

Regarding the rear first floor extension, only one window is proposed to the rear of the extension, facing towards the rear garden of the application site. The closest dwellings to this elevation, on Cooks Way are located at some distance and will not be directly overlooked. The most affected property would be no. 13 Cambridge Road which has historically had a 2 storey outrigger type extension erected which backs on to the rear corner of no. 1. However this outrigger has no rear or side windows which face the application site and therefore will not result in overlooking to or from the proposed rear extension.

The application site is located to the north of nos. 13 and 15 and given this positioning and the distance to the neighbouring properties, there will not be a resulting material loss of light from the ground or first floor side and rear extensions.

To the north, the rear first floor extension will be located adjacent to the rear of no. 3 Common Rise. It is set in from the boundary wall and will therefore be more than 45° from the closest first floor window at no. 3. No windows are proposed for the side of the first floor extension and therefore the will not be a material loss of light or privacy to no. 3 Common Rise.

The proposals are considered acceptable in amenity terms and accord with Policy 28 of the saved Local Plan, and Policy D2 of the emerging Local Plan.

4.3.4. Car parking standards

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

4.4. **Conclusion**

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

5. 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.

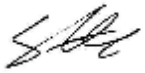
   Reason: To comply with the provisions of Section 91 of the Town and Country Planning Act 1990 as amended by Section 51 of the Planning and Compulsory Purchase Act 2004.

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: 19 June 2018	