DELEGATED FILE NOTE

CASE OFFICER: ...Ben Glover.....

APPLICATION REFERENCE	BRIEF DESCRIPTION OF DEVELOPMENT	APPLICATION SITE
18/01172/FPH	Part two storey and part single storey rear extension.	69 Burford Way Hitchin Hertfordshire SG5 2XH

Submitted Plan Nos

001 002 Rev 2 Location plan Rev A

1.0 Policies

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

Policy 28 – House Extensions
Policy 55 – Car Parking Standards
Policy 57 – Residential Guidelines and Standards

1.2 **National Planning Policy Framework**

Chapter 7 – Requiring good Design

1.3 **North Hertfordshire Draft Local Plan 2011-2031 - (Approved by Full Council 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 SPD (2011)

2.0 **Site History**

2.1 No previous relevant planning history.

3.0 **Representations**

3.1 **Neighbouring Notifications:**

The owners/occupiers of No. 67, 71 Burford Way and No. 46 Truemans Road. No neighbouring representations have been received.

3.4 **Parish Council / Statutory Consultees:**

N/A

4.0 **Planning Considerations**

4.1 **Site and Surroundings**

4.1.1 No. 69 is a two storey semi-detached dwelling situated on Burford Way within a predominately residential area of Hitchin. The property features a brick finish with uPVC fenestration. There are no existing extensions within the application site.

4.1.2 The local characteristics of this part of Burford Road consist of predominately semi-detached dwellings of similar scale and character to that of the application site. Parking is a mixture of both off-street and on-street car parking.

4.2 **Proposal**

4.2.1 Planning permission is sought for the erection of a part single storey part two storey rear extension. The single storey element of the extension would measure the width of

the existing property, 4m in depth and feature a mono-pitched roof form. The two storey element would measure 3.2m in depth, 6m wide and 7.5m in height with 5.2m to the eaves.

4.3 **Key Issues**

4.3.1 The key issues for consideration are as follows:

--The acceptability of the design of the proposed development and its resultant impact on the character and appearance of the area.

--The impact that the proposed development would have on the living conditions of neighbouring properties.

--The impact that the proposed development would have on car parking provision in the area.

Design and Appearance:

4.3.2 The objectives of the NPPF include those seeking to secure high quality design and a good standard of amenity (Section 7 - Requiring good design). In this regard, Policy 28 and 57 of the Local Plan is consistent with the NPPF.

4.3.3 The proposed part single, part two storey rear extension would be sited to the rear of the application site and out of view of the surrounding street scene. It is considered that the proposed development would consist of of an appropriate use of matching materials and roof form. The development would therefore result in no unacceptable impact upon the character and appearance of the host dwelling.

4.3.5 Given the above, it is considered that the proposed development would not result in an unacceptable impact upon the character and appearance of the host property and would therefore be compliant with Policy 28 and 57 of the District Local Plan and the core principles set out within the National Planning Policy Framework.

Impact on Neighbouring Properties:

4.3.6 A core planning principle set out in the NPPF is to always seek to secure a good standard of amenity for all existing and future occupants of land and buildings. This principle is reflected in the provisions of Policy 28 of the Local Plan.

4.3.7 The application site is neighboured by No. 67 and 71 Burford Way. No. 67 Burford Way is detached from the application site and features a garage that projects along the party boundary with the application site. The development would be set away from the boundary shared with the neighbouring property and would therefore result in no unacceptable impact upon the light, privacy or amenity of the neighbouring occupiers.

4.3.8 No. 71 forms the other half of this pair of semi-detached dwellings. The proposed development would project 4m along the party boundary with the neighbouring property. The two storey extension would be set away from the party boundary by 1.5m and set back from the rear elevation of the single storey element. The two storey extension would not infringe upon the 45 degree visibility zone of the neighbouring ground floor fenestration. The proposal would therefore not unacceptably impact upon the light, privacy or amenity of the neighbouring occupiers.

4.3.8 Given the above, it is considered that the proposed development would result in no unacceptable overbearing impact upon neighbouring occupiers and is therefore compliant with Policy 28 of the District Local Plan and the aims of the National Planning Policy Framework.

Highways and Parking:

4.3.9 The proposed development would result in the addition of 1 bedroom increasing the total within the dwelling to 4. Sufficient off-street car parking would remain and no car parking issues would arise from the proposal.

4.4 **Conclusion**

4.4.1 The proposed development is considered acceptable and are considered to comply with the necessary provisions of both the existing and emerging Local Plan policies and the National Planning Policy Framework. Grant conditional permission.

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.

Signed 	Development Management North Hertfordshire District Council Council Offices Gernon Road

Simon Ellis Determining Officer	Letchworth Herts SG6 3JF
Date: 19 June 2018	