**DELEGATED FILE NOTE**

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

| APPLICATION REFERENCE | BRIEF DESCRIPTION OF DEVELOPMENT | APPLICATION SITE |
|---|---|---|
| 18/00722/FPH | First floor rear extension. | 79 Millstream Close<br>Hitchin<br>Hertfordshire<br>SG4 0DB |

**Submitted Plan Nos**

101; 201; 301

**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 12/01589/1HH – Single storey rear extension – Granted Conditional Permission on 27/09/2012

3.0 **Representations**

3.1 **Site Notice:**

Start Date: 19/03/2018 Expiry Date: 16/04/2018

3.2 **Press Notice:**

Start Date: Expiry Date:

3.3 **Neighbouring Notifications:**

The owners/occupiers of No. 78 and 80 Millstream Close were notified on 19/03/2018. One comment has been received from No. 80 Millstream Close and raises concerns regarding foundations and sewerage, both of which are not a material planning consideration.

3.4 **Parish Council / Statutory Consultees:**

N/A

4.0 **Planning Considerations**

4.1 **Site and Surroundings**

4.1.1 No. 79 is a two storey semi-detached property situated on Millstream Close within a predominately residential area of Hitchin. The property features a brick finish with uPVC fenestration. The site features an existing single storey rear extension.

4.1.2 The local characteristics of this part of Millstream Close consists of predominately terraced dwellings of similar scale and character to that of the application site. Car parking is predominately on-street.

4.2 **Proposal**

4.2.1 Planning permission is sought for the erection of a first floor rear extension above the existing single storey extension. The development would measure approximately 4.7m in depth, 3.2m wide and 6.3m in height with 5m 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 first floor extension would be sited to the rear of the host dwelling and contained within the footprint of the existing single storey extension. The extension would result in the creation of a larger bedroom to the rear of the property.

4.3.4 The application site forms one half of a pair of semi-detached dwellings, with the neighbouring dwelling, No. 80, being set back from the original rear elevation by approximately 4.7m. The proposed development would therefore be well screened from view of the surrounding area by No. 80 Millstream Close.

4.3.5 The first floor rear extension would incorporate appropriate matching materials and an appropriate roof design that would relate well to the existing dwelling. Whilst the rear extension would be large, given its siting to the rear of the property, it is considered that the development would result in no detrimental impact upon the character and appearance of the host dwelling within the surrounding area.

4.3.6 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:

4.3.7 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.

4.3.8 The application site is neighboured by No. 78 and 80 Millstream Close. This part of the street scene is staggered in nature with No. 78 being set forward of the application site and No. 80 being set back. The proposed development would project along the side elevation of No. 80 Millstream Close and would not project beyond the rear elevation of No. 80. Furthermore, the first floor extension would be partially screened from view of No. 78.

4.3.9 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:

4.3.10 The proposed development does not include an increase in the number of bedrooms, therefore there would be no car parking issues arising from the proposed development.

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. 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.

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| Signed | Development Management<br>North Hertfordshire District Council |

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| <br>Simon Ellis<br><br>Determining Officer | Council Offices<br>Gernon Road<br>Letchworth<br>Herts<br>SG6 3JF |
| **Date:** 1 May 2018 | |