

DELEGATED FILE NOTE

CASE OFFICER: ...William Thompson.....

APPLICATION REFERENCE	BRIEF DESCRIPTION OF DEVELOPMENT	APPLICATION SITE
24/02828/FPH	Single storey rear extension	7 Cromwell Way Pirton Hitchin Hertfordshire SG5 3RD

Submitted Plan Nos

PL_01 Rev A PL_02 Rev A

1.0 Policies

D1 Sustainable design

D2	House exts, replcmnt dwellings outbuild
D3	Protecting living conditions
T2	Parking
SECN12	Achieving well-designed places
SECN14	Meeting climate change,coastal,flooding

Site History

2.1 24/02826/LDCP - Part garage conversion.

90/00505/1 - Two storey rear extension and single storey side garage extension.

Conditional Permission

3.0 **Representations**

3.1 **Neighbour Consultation** – Received: 9 Cromwell Way

- ☐ Concerns over shading from the extension

Pirton Parish Council – Received:

- ☐ The application should be refused if there is not sufficient parking.
- ☐ Ensure that this proposal does not reduce the rear garden to less than the minimum required of new build properties.
- ☐ Velux windows will add to light pollution.

Pirton NP Steering Group Council – None received.

Natural Historic and Built Environment Ad – Received:

- ☐ The application is exempt from BNG and an informative for bats is to be placed on the planning permission.

4.0 **Planning Considerations**

4.1 **Site and Surroundings**

- 4.1.1 The site is an end-terraced, two-storey dwelling on the west side of Cromwell Way in a residential part of Pirton. Gardens exist to the front and rear along with a garage and driveway.

4.2 **Proposal**

- 4.2.1 Single storey rear extension.
- 4.2.2 Materials mostly set to match existing.

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 impact on the character and appearance of the area.
 - The impact of the proposed development on the living conditions of neighbouring properties.
 - Access and parking matters.
 - The impact of the proposed development on the environment.

Design

- 4.3.2 Policy D1 of the Local Plan requires that development proposals respond positively to the site's local context, retain existing vegetation and minimise the visual impact of street furniture and parking provision. Policy D2 of the Local Plan requires extensions to houses to incorporate design that is sympathetic to the main dwelling in terms of its scale, form and orientation and does not harm the character and appearance of the

locality around the site. These policies are broadly consistent with Section 12 of the National Planning Policy Framework.

- 4.3.3 The proposed single storey rear extension would have a depth of 2.8m to match the depth of the existing side/rear element, a width of 5.4m to match the width of the dwelling and pitched roof with an eave's height of 2.3m and a peak of 3.3m. The proposal includes 3no. rooflights. The proposed external materials are facing brickwork for the walls to match existing, tiles for the roof to match existing, white uPVC for the windows to match existing and aluminium framing for the rear door.
- 4.3.4 In my view, the scale of the proposed extension would be a sympathetic addition to the dwelling both in terms of scale and external materials and will match in with the wider street scene and would not result in an adverse effect on the character of the dwelling.
- 4.3.5 This is considered to be in line with Section 12 of the National Planning Policy Framework and Policies D1, D2 and D3 of the Local Plan.

Impact on Neighbours

- 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 D3 of the NHLP.
- 4.3.7 Regarding, no.9 Cromwell Way, the north adjoining neighbour, a concern was raised about shading from the pitched roof. While there may be an element of shading, as the application site is south of this property, the proposed extension is single-storey with a peak height of 3.3m and a depth of 2.8m the proposed bulk. However, given the modest scale of the proposed rear extension it is considered that overshadowing would be modest and would not unacceptably harm the living conditions of occupiers to the neighbouring dwelling house. It is noted that the neighbour benefits from a good sized rear garden, most of which will not be affected by the proposal. As existing, these two homes have a flush rear building line, so these neighbours will clearly see this proposed extension. However, at 2.8m in depth, the proposal is not considered to be of unacceptable depth and would not result in unacceptable levels of overdominance or have an adverse over bearing impact and the proposal is considered acceptable on this basis.
- 4.3.8 Regarding concerns from Pirton Council about parking, garden size and light pollution:
- ☐ Works resulting in a loss from parking provision from the submitted LDGP to convert the garage would fall outside of this application's remit. Furthermore, there are no additional bedrooms proposed.

- In terms of comments made about garden size, the property is considered to have a reasonable garden depth with adequate space retained following the extension.
- Regarding comments made about light pollution, it is considered that the proposed ground floor rooflights would cause no more material harm from light spill in the area than already can occur from the existing first floor rear windows. Additionally, they would not be visible from the street scene.

Therefore, it is not considered that the proposed extension would result in unacceptable harm in terms of overdominance, shading or loss of privacy.

4.3.9 This development is therefore considered to be in accordance with Policy D3 of the NHLP and Section 12 of the NPPF.

Highways and Parking:

4.3.10 The proposal does not include an increase in the number of bedrooms. Therefore, with regard to Policy T2 of the NHLP, there would be no car parking issues arising from the development.

Environmental Implications

4.3.11 The proposed development would be consistent with the criteria set out in Policy D1 of the NHLP '*Sustainable Design*'. There are no other significant environmental implications as a result of the proposed development.

Biodiversity Net Gain:

4.3.12 This is a form of development which is exempt from BNG Legislation, defined under article 2(1) of the Town and Country Planning (Development Management Procedure) (England) Order 2015 due it falling under the scope of the 'de minimis' exemption.

4.4 **Conclusion**

4.4.1 The proposed development is considered acceptable and in accordance Policies D1, D2 and D3 of the NHLP 2011-2031 and Sections 12 and 14 of the NPPF.

4.5 **Alternative Options**

4.5.1 None.

4.6 **Pre-Commencement Conditions**

4.6.1 None.

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 (paragraph 38) and in accordance with the Town and Country Planning (Development Management Procedure) (England) Order 2015.

Informative/s:

If bats or evidence of them are discovered during the course of works, work must stop immediately, and advice sought on how to proceed lawfully from an appropriately qualified and experienced Ecologist or Natural England to avoid an offence being committed.

Signed  Shaun Greaves Determining Officer	Development Management North Hertfordshire District Council Council Offices Gernon Road Letchworth Herts SG6 3JF
Date: 4 February 2025	