

DELEGATED FILE NOTE

CASE OFFICER: ...Henry Thomas.....

APPLICATION REFERENCE	BRIEF DESCRIPTION OF DEVELOPMENT	APPLICATION SITE
24/02647/FPH	Part two storey and part single storey front, side and rear extension following demolition of existing rear/side element.	Fir Trees Newlands Close West Hitchin Hertfordshire SG4 9BA

Submitted Plan Nos

024071-SU-002 2024071-PL-010 2024071-PL-011 024071-SU-001 2024071-PL-012

1.0 Policies

D1	Sustainable design
D2	House exts, replcmnt dwellings outbuild
D3	Protecting living conditions
SECN12	Achieving well-designed places
T2	Parking
SP1	Sustainable development in North Herts

2.0 **Relevant Site History**

2.1 None.

3.0 **Representations**

3.1 **Neighbour Consultation** – None received.

4.0 **Planning Considerations**

4.1 **Site and Surroundings**

4.1.1 The application site is a detached chalet bungalow dwelling on the north side of Newlands Close West in a residential part of Hitchin. The street has a very mixed character of dwellings in terms of architectural features and roof forms. However, they are predominantly brick with white uPVC windows and doors. Firs Trees is an outlier and has a mixture of brick and brown render.

4.1.2 The application site is within the settlement boundary for Hitchin where development is generally acceptable subject to policy requirements.

4.2 **Proposal**

- 4.2.1 Part two storey and part single storey front, side and rear extension (including front dormer window and extension to rear box dormer window) following demolition of existing rear/side element.
- 4.2.2 The approximate dimensions of the extensions would be:
- ☐ The front extension would replace the existing porch canopy bringing the front door and two front windows forwards.
 - ☐ The rear extension would extend a similar depth to the existing attached garage and would be approximately 8.94m wide, 2.65m deep with a flat roof at the height of 3.3m and two roof lanterns peaking at 3.8 m in height.
 - ☐ The side extension would be two storeys in height with a hipped roof. It would replace the existing attached side garage and would measure approximately 9.27m in depth, with eaves at 3m and a ridge at 7m.
 - ☐ The side extension would have a pitched roof dormer in the front roof slope and would widen the existing rear box dormer by approximately 5.3m.
- 4.2.3 The proposed materials would be facing brickwork and render to match, plain concrete tiles, white uPVC windows and doors.
- 4.2.4 The proposed materials for the box dormer window would be: vertical tile hanging in a colour to match the roof tiles

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.
 - The impact that the proposed development would have on the environment.

Design and Appearance:

- 4.3.2 The objectives of the National Planning Policy Framework (NPPF) include those seeking to secure the creation of high quality, beautiful and sustainable buildings and places (Section 12 – Achieving well-designed and beautiful places). Paragraph 131 of the NPPF states that “*Good design is a key aspect of sustainable development, creates better places in which to live and work and helps make development acceptable communities*”. In this regard, Policy D1 and D2 of the North Hertfordshire Local Plan are consistent with the objectives set out within the NPPF.
- 4.3.3 The application seeks to substantially enlarge the property. Whilst the extension would be large, the hipped roof and front canopy will help reduce the bulk as seen when driving down the

street. The proposed eaves and ridge height would be sympathetic to the dwelling. The proposed development would have a slightly lower ridge which would ensure a subordinate relationship with the host dwelling. Given the mixed character of the street scene, I do not consider that the proposed development would be harmful to the character and appearance of the locality. The proposed front dormer window would mimic the existing and therefore would be in keeping. The proposed materials are in keeping with the host dwelling and the locality.

4.3.4 The flat roof extension with roof lanterns would be sited to the rear and would not be visible from the public realm.

4.3.5 The proposal complies with Policies D1 and D2 of the Local Plan and Section 12 of the NPPF.

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 D3 of the NHLP.

4.3.7 The proposed development would be located on the boundary with Oak Dale who is set off the boundary by approximately 5m. The proposed development seeks to replace the existing garage which is located on the boundary and enlarge the existing hipped roof. From the neighbour's perspective, the proposed development would increase the height of the existing eaves / flat roof from 2.8/2.5m to 3.3m. The bulk of the development would not project beyond the front or rear elevation of the neighbouring property. In my view, I do not consider that this development would occasion any material harm to the neighbour's amenity. The proposed development would have a hipped roof which would reduce the bulk. The proposed eaves height is modest and would not be a harmful change from the existing.

4.3.8 On the other boundary, the development would be screened by the host dwelling and therefore would not impact neighbouring amenity.

4.3.9 No side windows are proposed, the dormer windows would be oriented towards the rear garden. The extension to the rear dormer window would not provide any further vantage point for overlooking than the existing dormer window.

4.3.10 The proposal therefore complies with Policy D3 of the Local Plan.

Highways and Parking:

4.3.11 The proposed development would result in the creation of an additional bedroom, making the property a 3-bedroom dwelling whilst also losing the existing attached garage. The site benefits from a large driveway which could accommodate parking spaces for two vehicles. The proposal is therefore considered compliant with Policy T2 of the Local Plan.

Biodiversity Net Gain (BNG)

- 4.3.12 This is a householder application which is exempt from BNG legislation defined under article 2(1) of the Town and Country Planning (Development Management Procedure) (England) Order 2015.

Environmental Implications:

- 4.3.13 Section 14 of the NPPF sets out how the planning system should support the transition to a low carbon future. The principles set out in Section 14 are reflected in Policy D1 of the North Herts Local Plan, which sets out that development proposal should take all reasonable opportunities to reduce energy consumption and waste, retain existing vegetation and propose new appropriate planting, and future proof for changes in technology and lifestyle.
- 4.3.14 The proposed development, would have no significant implications for the local environment in terms of carbon emissions and therefore would be generally in compliance with Section 14 of the NPPF and Policy D1.

4.4 **Conclusion**

- 4.4.1 The proposed development is considered acceptable and in accordance with Policies SP1, SP9, D1, D2 and D3 of the NHLP 2011-2031 and Sections 2, 12 and 14 of the NPPF 2023.

4.5 **Alternative Options**

- 4.5.1 N/A

4.6 **Pre-Commencement Conditions**

- 4.6.1 N/A

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.

3. The extension(s) hereby permitted shall be built in external materials to match the existing dwellinghouse unless otherwise agreed in writing by the LPA.

Reason: To protect the visual amenities of the locality and to comply with Policies D1 and D2 of the North Hertfordshire Local Plan 2011 to 2031.

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.

Signed  Anne McDonald	Development Management North Hertfordshire District Council Council Offices Gernon Road Letchworth Herts SG6 3JF
Determining Officer Date: 18 March 2025	