

DELEGATED FILE NOTE

CASE OFFICER: ...Thomas Howe.....

APPLICATION REFERENCE	BRIEF DESCRIPTION OF DEVELOPMENT	APPLICATION SITE
25/00306/FPH	Part two-storey and part single storey side extension including minor alteration to ground levels and front porch following demolition of existing garage.	39 Tristram Road Hitchin Hertfordshire SG4 0BH

Submitted Plan Nos

Location Plan PL-01A PL-02 PL-03 PL-04 PL-05 SU-01A SU-02A

1.0 Policies

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

2.0 **Site History**

- 2.1 88/01722/1 - Replacement detached double garage (as amended by plans received 2.12.88) – Conditional Permission

3.0 **Representations**

- 3.1 **Neighbour Consultation** – None received.

4.0 **Planning Considerations**

4.1 **Site and Surroundings**

- 4.1.1 No. 39 comprises a semi-detached two storey dwelling at the corner of Tristram Road and High Dane, within a residential area in Hitchin.

4.2 **Proposal**

- 4.2.1 Planning permission is sought for the erection of a part two storey and part single storey side extension together with minor alterations to ground levels and the erection of a front porch following the demolition of an existing garage.
- 4.2.2 Materials of construction are proposed to be roof tiles, white UPVC window and pebble dash to match the existing property. A white composite door is proposed.

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 Policy D1 of the Local Plan states that development will be granted provided the design of the development appropriately and positively responds to the site's local context together with other criteria to encourage a positive and sustainable form of development. Policy D2 of the Local Plan requires extensions to houses and the erection or replacement of buildings 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 development would be clearly visible from Tristram Road and High Dane, and would feature built form and materials of construction to match the existing dwelling. The extension would feature a set-down ridge from the main dwelling, and would feature a hipped roof to the side. Although the plot is relatively constrained, I do not consider that the proposed development would overdevelop the site due to the demolition of the existing garage, and the subservient nature of the extension to the main dwelling. Given the sympathetic form and materials of construction, I consider that the development would be suitably in keeping with the dwelling and surrounding area, and would not harm the appearance of the street scene and host dwelling.
- 4.3.4 The proposed development is therefore considered to be in compliance with Policies D1 and D2 of the Local Plan and the core principles set out within Section 12 of the National Planning Policy Framework. The design and appearance are therefore acceptable.

Impact on Neighbouring Properties:

- 4.3.5 Policy D3 of the Local Plan permits development that does not result in unacceptable harm to the amenity of neighbouring occupiers and where necessary encourages the use of mitigation measures to reduce these impacts. This is generally reflected by the provisions within the National Planning Policy Framework.
- 4.3.6 The siting of the extension within the site would not result in significant extensions beyond the principal and rear elevations of adjoining neighbours. I therefore do not consider that overshadowing and dominance would be significant or objectionable. Outlook from the extensions would be broadly consistent with the existing window arrangement, and is therefore not considered to occasion material harm to privacy afforded to neighbours. A first floor side window is proposed, serving an en-suite. I consider it is prudent to obscure glaze this window to mitigate any potential overlooking from this window opening or loss of privacy for future occupiers. The proposed changes in land levels within the site would predominantly comprise the reduction in height of the finished level of the site. I therefore consider that it would result in no unacceptable overlooking or losses of amenity.
- 4.3.7 Given the above, it is considered that the proposed development would result in no unacceptable detrimental impact upon neighbouring occupiers and is therefore compliant with Policy D3 of the local plan and the aims of the National Planning Policy Framework.

Highways and Parking:

- 4.3.8 The proposed development would be served by a minimum of two parking spaces that are off-street, therefore impacts to parking provision locally would not be harmful.

Environmental Implications:

- 4.3.9 The proposed development, by virtue of its limited scale in general terms together with the sustainable location 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.

Biodiversity Net Gain:

- 4.3.10 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.

4.4 **Conclusion**

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

4.5 **Alternative Options**

- 4.5.1 None applicable.

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 window at first floor level on the first floor side elevation of the development hereby permitted shall be permanently glazed with obscure glass.

Reason: To safeguard the privacy of the occupiers of the dwelling and to comply with Policy D3 of the North Hertfordshire Local Plan 2011 to 2031.

Signed  Shaun Greaves Determining Officer	Development Management North Hertfordshire District Council Council Offices Gernon Road Letchworth Herts SG6 3JF
Date: 28 March 2025	