

DELEGATED FILE NOTE

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

APPLICATION REFERENCE	BRIEF DESCRIPTION OF DEVELOPMENT	APPLICATION SITE
24/01394/FPH	Single storey rear extension. Insertion of ground floor front window following removal of existing garage door to facilitate garage conversion. Alterations to fenestration.	100 Strathmore Avenue Hitchin Hertfordshire SG5 1SU

Submitted Plan Nos

PL.001 PL.002 PL.003 PL.004-A PL.005-A PL.006-A PL.007-A

1.0 Policies

D1	Sustainable design
D2	House exts, replcmnt dwellings outbuild

SECN12 Achieving well-designed places

D3 Protecting living conditions

T2 Parking

2.0 **Site History**

2.1 00/00229/1HH - Two storey side extension to incorporate integral garage and front porch

3.0 **Representations**

3.1 **Neighbour Consultation & Site Notice** – None received.

4.0 **Planning Considerations**

4.1 **Site and Surroundings**

4.1.1 The site is a semi-detached two-storey dwelling on the northeast side of Strathmore Avenue in a residential part of Hitchin.

4.2 **Proposal**

4.2.1 Single storey rear extension. Insertion of ground floor front window following removal of existing garage door to facilitate garage conversion. Alterations to fenestration.

4.3 **Key Issues**

4.3.1 The key issues in this case are the design of the development relative to the main dwelling and the impact the development has on the reasonable living conditions of the neighbouring properties.

Design

4.3.2 The proposed single storey rear extension would extend approximately 5m in depth, 5.55m in width with a flat roof at the height of 3.3m with a roof lantern peaking at 4m height.

4.3.3 The proposal seeks to replace the garage door with a window to convert the garage into a habitable room. The fenestration design, material and colour are sympathetic to the existing dwelling. The dwelling is also set back slightly from the highway.

- 4.3.4 The proposed extensions would be sited to the rear and would not be publicly visible. It would have facing brickwork to match with stone coping to the parapet walls, a grey single ply membrane flat roof and white uPVC windows and doors.
- 4.3.5 In my view, the scale of the proposed extensions would be a sympathetic addition to the dwelling and would not be considered disproportionate. The proposed roof form and materials are considered sympathetic to the dwelling and would not result in an adverse effect on the character of the dwelling.
- 4.3.6 This is considered in line with Section 12 of the National Planning Policy Framework and Policies D1, D2 and D3 of the Local Plan.

Impact on Neighbours

- 4.3.7 The proposed rear extension would be set on the boundary with 98 Strathmore and would extend 1m further than their extension. The extension would lie due west of the rear of No. 100 and therefore sunlight would not be lost, as the building pair already block sunlight to the immediate rear of these properties. The proposed height would be similar to the neighbouring extension. Whilst it would be a noticeable addition, in my view, it would not occasion any significant harm to neighbouring amenity.
- 4.3.8 The site features a large garden; the acceptable design and modest scale is appropriate for the local context and therefore would not cause any harm on the amenity of future occupiers.
- 4.3.9 This development is therefore considered in accordance with Section 12 of the NPPF.

Highways and Parking:

- 4.3.10 The dwelling has a large parking area to the front of the dwelling which would retain space for two off-street parking spaces after the addition of a front extension, I am therefore satisfied the criteria in the Parking SPD has been met.

Environmental Implications

- 4.3.11 The proposed development would be consistent with the criteria set out in Local Plan Policy D1 '*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 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 Overall, as stated above it is considered that the proposed development is compliant with the necessary provisions of the Local Plan policies and the guidelines set out in 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.

Signed  Sam Dicocco Determining Officer	Development Management North Hertfordshire District Council Council Offices Gernon Road Letchworth Herts SG6 3JF
Date: 30 August 2024	