

DELEGATED FILE NOTE

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

APPLICATION REFERENCE	BRIEF DESCRIPTION OF DEVELOPMENT	APPLICATION SITE
25/00458/FPH	Part two storey and part single storey side and rear extensions, front porch following demolition of existing attached garage, conservatory and shed. Alterations to fenestration	158 Cambridge Road Hitchin Hertfordshire SG4 0JN

Submitted Plan Nos

242-001 242-002 242-003 242-010 242-011 242-012 242-013 242-014 242-015 242-016 242- 017
242-018 242-020 242-022 242-023 242-030 242- 031 242-032 242-033 242-034

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

2.0 **Relevant Site History**

2.1 18/01776/FPH - Two storey side extension and part two storey, part single storey rear extension (as amended by drawings NF002A, NF003A and NF004A received 10/08/2018).

Conditional Permission

3.0 **Representations**

3.1 **Neighbour Consultation** – None received

4.0 **Planning Considerations**

4.1 **Site and Surroundings**

4.1.1 The property is a two-storey, semi-detached dwelling located on the south-western side of Cambridge Road, Hitchin. The property has a front and rear garden as well as a driveway and garage.

4.2 **Proposal**

4.2.1 Part two storey and part single storey side and rear extensions, front porch following demolition of existing attached garage, conservatory and shed. Alterations to fenestration.

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 and Appearance:

4.3.2 Policy D1 of the Local Plan requires that development proposals respond positively to the site's local context. 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 front porch extension/bin store would measure 5.2m in width, 1.7m of which would extend beyond the side elevation wall, 1.0m in depth from the front most wall and have a flat roof 2.6m in height. The proposed external materials are timber for the walls, epdm membrane and timber for the roof and aluminium framed windows and doors.

4.3.4 The proposed side/rear wrap around extension would measure 11.5m in depth, extending a maximum of 5.2m and a minimum of 3.9m from the existing rear wall. The rear element of the proposal would measure a total width of 8.8m with the western element at 4.8m and the eastern element at 4m in width. The proposed single storey rear elements would have a height of 3.1m to the west and 3.6m to the east with flat green roofs. The proposed side/rear two-storey element would measure 6.3m in depth, extend 1.7m from the side elevation wall and have a crown roof with an eave's height of 5.3m and a peak of 6.4m when including the rooflight and have a flat roof section to the rear at 5.3m in height and extending 1.8m from the rear wall. The proposal includes a side elevation door and window and 3no. rooflights. The proposed external materials are white rendered masonry, hanging tile cladding for the two-storey element and timber cladding for the single storey element, concrete roof tiles to match existing and epdm membrane roof and aluminium framed windows and doors.

- 4.3.5 The proposal includes boundary treatments of planted espalier screening and brick walls.
- 4.3.6 Whilst I would raise some concerns regarding the materials used and the depth of the rear extensions, by the nature of being to the rear of the property they have minimal impact on the character and appearance of the dwelling as seen from the public realm and the neighbouring properties project as deep, or deeper than the proposal. Therefore, I find the proposed single-storey rear elements to be unobjectionable in design terms. However, due to its height and the gap between the application site and neighbouring dwelling, the proposed first-floor rear element would be more visible from the streetscene and the roof form and materials of the proposed first-floor rear element are considered to be contrary to the character of the dwelling.
- 4.3.7 In respect the streetscene, the two-storey side extension and timber front porch would be highly visible. In my view, the contemporary design and materials would not reflect the traditional setting of the dwelling and wider locality. The existing dwelling, which is finished in white render and concrete roof tiles and is considered to be in-keeping with the traditional character and appearance of the street scene. The dwelling forms part of a row of rendered semi-detached dwellings with hipped roofs and as such, its traditional form and character is considered to be positive in this context. In my opinion, the proposed development would change the character and appearance of this property from what is considered traditional into a more contemporary, modern form. In my opinion, the visibility of the side and front extensions is contrary in both design and materials to the locality which features predominantly hipped roof extensions with rendered or brick exterior walls. As such the cumulative impact of the proposed extensions to the dwelling would detract from the traditional character and appearance of the host dwelling and the street scene and would unbalance the appearance of the pair of semi-detached dwellings, which would be harmful. As such, the proposed extension to the dwelling cannot be said to respond positively to the sites local context or be sympathetic to the existing house, which conflicts with Policy D1 and D2 of the Local Plan and section 12 of the NPPF.
- 4.3.8 The NPPF at paragraph 139 (b) sets out that proposed development that offers 'outstanding or innovative designs which promote high levels of sustainability, or help raise the standard of design more generally in an area, so long as they fit in with the overall form and layout of their surroundings' should be given significant weight. The proposal does not fit in with the form and layout of the surroundings, does not complement or enhance the character of the street scene and therefore fails to meet the

requirements of paragraph 139 b). As such the proposed development does not comply with Policies D1, D2 of the NHLP or paragraph 139(b) of the NPPF.

Impact on Neighbouring Properties:

- 4.3.9 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.
- 4.3.10 Regarding no.156 and 160 Cambridge Road, the proposed rear extensions do not project beyond the existing built form close to the respective shared boundary lines. As such, there would not be an unacceptable harm caused by overdominance, shading or overlooking.
- 4.3.11 Given the above, it is considered that the proposed development would comply with Policy D3 of the Local Plan.

Highways and Parking:

- 4.3.12 The development includes an increase in the number of bedrooms from 3no. to 4no.; however, there is sufficient space on the existing driveway for 2no. parking spaces. Therefore, regarding policy T2 of the NHLP, there would be no car parking issues arising from the development.

Environmental Implications

- 4.3.13 The proposed development is not large enough in scale to cause significant implications for the local environment in terms of carbon emissions and therefore would be generally in compliance with Section 14 of the NPPF. It is recognised that the proposed green roofs would have a minor benefit; however, in my view, this does not outweigh the harm imposed by the front and rear elements.

Biodiversity Net Gain:

4.3.14 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 unacceptable by virtue of Policies D1, D2 and D3 of the NHLP 2011-2031 and Section 12 of the NPPF.

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 **REFUSED** subject to the following conditions:

1. The proposal does not fit in with the form and materials of the surroundings and does

not complement or enhance the character of the street scene. The proposals therefore fail to meet the requirements of Policy D1 and D2 of the North Herts Local Plan and paragraph 139 of Section 12 of the National Planning Policy Framework.

Proactive Statement:

Planning permission has been refused for this proposal for the clear reasons set out in this decision notice. The Council has not acted proactively through positive engagement with the applicant as in the Council's view the proposal is unacceptable in principle and the fundamental objections cannot be overcome through dialogue. Since no solutions can be found the Council has complied 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: 28 April 2025	