

DELEGATED FILE NOTE

CASE OFFICER: ...Melissa Tyler.....

APPLICATION REFERENCE	BRIEF DESCRIPTION OF DEVELOPMENT	APPLICATION SITE
24/01425/FPH	Two storey side extension following demolition of existing single storey side extension	2 Orchard Close St Ippolyts Hitchin Hertfordshire SG4 7RH

Submitted Plan Nos

569_YPUK_P001_P1 1569_YPUK_P004_P1 1569_YPUK_P003_P1 1569_YPUK_P002_P3
1569_YPUK_P005_P3 1569_YPUK_P006_P3

1.0 Policies

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

1.1. **National Planning Policy Framework (2021)**

- Section 12 – Achieving well-designed places

1.2. **North Hertfordshire Local Plan (2011-2031)**

- SP1 Sustainable development in North Herts
- SP9 Sustainable design
- D1 Sustainable design
- D2 House extensions, replacement Dwellings and Outbuildings
- D3 Protecting living conditions
- T1 Assessment of transport matters
- T2 Parking

2.0 **Relevant Site History**

- 2.1. **10/00774/1HH** Single storey front and side extensions – Granted Conditional Permission on 27/05/2010.
- 2.2. **23/01347/FPH** Two storey side extension and alterations to fenestration. Granted Conditional Permission on 01/09/2023.
- 2.3. **24/00701/FPH** Two storey side extension. REFUSED

Reason for refusal: The proposed two storey side extension, by reason of its design, scale and appearance would result in an unsympathetic roof form to the existing dwelling resulting in a detrimental impact upon the character and appearance of the property and the streetscene. The proposed development would fail to comply with Policy D2 of the

North Hertfordshire Local Plan 2011-2031 and section 12 of the National Planning Policy Framework (2021).

3.0 **Representations**

3.1. **Neighbour Notifications:**

- No neighbouring representations have been received.

3.2. **Parish Council / Statutory Consultees:**

- St Ippolyts Parish Council – No objection
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4.0 **Planning Considerations**

4.1. **Site and Surroundings**

- 4.1-.1. No. 2 Orchard Close is a two storey semi-detached dwelling situated within a predominately residential area. The application dwelling has been previously extended with a single storey front and single storey side extension. The application site is not situated within a Conservation Area. Planning permission was granted last year for a similar two storey side extension.

4.2. **Proposal**

- 4.2-.1. Planning permission is sought for the erection of two storey L shaped side extension to replace the existing single storey side extension. Alterations are also proposed to the fenestration to the rear of the existing dwellinghouse.

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 locality.
- The impact that the proposed development would have on the living conditions of neighbouring occupiers.
- The impact that the proposed development would have on car parking provision in the area.
- The impact that the 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 places). Paragraph 126 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 Herts Local Plan are consistent with the objectives set out within the NPPF.

- 4.3-.3. Policy D1 of the North Herts Local Plan sets out that planning permission will be granted for development proposals that respond positively to the site's local context, create or enhance the public realm, and reduce energy consumption and waste.
- 4.3-.4. Policy D2 of the North Herts Local Plan sets out that planning sets out that planning permission for house extensions will be granted where the extension is sympathetic to the existing house in height, form, proportions, roof type, window details, materials, and the orientation of the main dwelling.
- 4.3-.5. Policy D2 goes on to state that "*extensions should not dominate adjoining properties... and that spacing between buildings ensures there is no harm to the character and appearance of the street scene*".
- 4.3-.6. The proposed development would replace an existing single storey side extension and be similar to that already approved under application 23/01347/FPH. The larger section of the two storey rear extension is very similar to that approved, in scale and form with a pitched roof to match the host property. This application follows a refused application for a similar scheme with an additional L shaped side extension. However, the proposed amended scheme would now be set back from the front elevation and create a subservient element, which would sit more comfortably within the roof form to the character and appearance of the host dwelling and the development would not harm the character of the street scene.
- 4.3-.7. The proposed development would comply with both local and national planning policies.

Neighbouring Amenity

- 4.3-.8. The objectives of the NPPF seek to ensure that developments secure a high standard of amenity for existing and future occupiers (Section 12 – Achieving well-designed places). This principle is reflected in the provisions set out in Policy D2 and D3 of the North Herts Local Plan.
- 4.3-.9. Policy D3 of the North Herts Local Plan sets out that planning permission will be granted for developments proposals which do not cause unacceptable harm to living conditions.
- 4.3-.10. No neighbouring representations have been received. The application site is neighboured by No. 4 Orchard Close with properties that front Mill Road set away to the north of the application site.
- 4.3-.11. Given the siting of the two storey side extension and it's lack of any first floor side facing fenestration, it is considered that the proposed development would not result in any unacceptable harmful overbearing impact upon the occupiers of nearby neighbouring dwellings. The proposed development would be in compliance with both local and national planning policies.

Car Parking and Highways

- 4.3-.12. Policy T1 of the North Herts Local Plan states that "*planning permission will be granted provided that... development would not lead to highway safety problems or cause unacceptable impacts upon the highway network*".

4.3-.13. Policy T2 states that “*planning permission will be granted provided that... proposal have regard to relevant Supplementary Planning Documents*”.

4.3-.14. The proposed development would result in the addition of one bedroom taking the total number of bedrooms to four. The application site benefits from off-street car parking with space for at least two cars. The development would therefore not give rise to the requirement for additional car parking provision on site. The proposal would be in compliance with local car parking standards.

Environmental Implications

4.3-.15. 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-.16. 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 and Policy D1.

4.4. Conclusion

4.4-.2. The proposed development is considered acceptable and would comply with the necessary provisions sets out within the North Herts Local Plan 2011-2031 and the National Planning Policy Framework (2021). Recommend granting conditional permission.

4.5. Alternative Options

4.5-.2. None applicable.

4.6. Pre-Commencement Conditions

4.6-.2. None applicable.

5.0 Recommendation

5.3. 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: 7 August 2024	