

DELEGATED FILE NOTE

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

APPLICATION REFERENCE	BRIEF DESCRIPTION OF DEVELOPMENT	APPLICATION SITE
24/02202/FPH	Single storey rear extension following demolition of existing rear conservatory.	140 Bedford Road Hitchin Hertfordshire SG5 2UP

Submitted Plan Nos

Location Plan PL-10 PL-11 PL-12 SU-01A SU-01B

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 23/01422/FPH - Part first floor side extension and part two storey and part single storey rear extension

Conditional Permission

3.0 **Representations**

- 3.1 **Site and Neighbour Consultation** – No response has been received from neighbours confirming an objection to the proposed works.

4.0 **Planning Considerations**

4.1 **Site and Surroundings**

- 4.1.1 The property is a semi-detached dwelling located on the eastern side of Bedford Road, Hitchin. The property has a small front garden and a long, thin rear garden. There are a range of rear extensions and outbuildings along the road.

4.2 **Proposal**

- 4.2.1 The application seeks to construct a single storey rear extension following demolition of the existing rear conservatory.
- 4.2.2 Materials are mostly set to match existing.

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 rear extension would measure 4.6m in depth, 2.9m in height and 8.1m in width with bi-folding doors placed centrally and 5.3m wide. The roof light will extend approx. 0.2m from the roof.

4.4.4 The materials for the walls will match the brickwork of the existing rear element and dwelling. The main difference in materials will be from interlocking tiles on the existing dwelling roof to a flat roof membrane for the proposed flat roof.

4.3.5 The proposed development, in my view, is of a minor scale which is sympathetic to the existing dwelling and is to the rear so does not result in any visual harm to the street scene or impact its character and appearance. As such, the proposed development complies with Policy D1 and D2 of the NHLP.

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 No objections have been received from neighbouring properties.

4.3.8 No.138 has an existing rear element, which the proposed rear extension will match in depth and, due to the proposed flat roof, be shorter than. The proposed extension is also set in from the boundary by 1.1m. As such it is not considered that the proposal will result in any impact upon the no.138's living conditions, as there are no concerns of over dominance, loss of light or overlooking.

4.3.9 Regarding no.142, at present there is a hipped conservatory, and the proposal would introduce an extension with a flat roof adjacent to the boundary and would, therefore appear taller and increase the amount of bulk on the boundary for this neighbour, when

compared to the existing arrangement. No. 142 does not benefit from any extensions and no. 144 is set back and benefits from a rear extension. Therefore, there may be some degree of tunnelling; however, given the presence of the existing conservatory at no. 140 and the fact that the proposed extension would not be greater in depth or significantly taller than the existing conservatory, it is not considered that this would cause unacceptable harm. As the proposed extension will have more built form flush with the shared boundary, the ground floor, rear windows on no.142 may experience more shading. However, these windows are east facing and are currently impacted by the existing built form of no.140, so already do not receive the maximum amount of daylight; so, the loss of light is not considered to be sufficient to present unreasonable harm.

- 4.3.10 It is considered that the design of the proposal is acceptable in planning terms, as the proposed rear extension would be sympathetic to the host dwelling in form, scale, and external materials. As the works are to the rear of the dwelling, the proposal would not result in any material impact upon the character and appearance of the street scene. As such, I am satisfied that there would be no loss to existing residential amenity as a result of the proposed development and that the proposed development complies with Policy D1, D2 and D3 of the NHLP.

Highways and Parking:

- 4.3.11 The development does not include an increase in the number of bedrooms; therefore, regarding policy T2 of the NHLP, there would be no car parking issues arising from the development.

Environmental Implications

- 4.3.12 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.

Biodiversity Net Gain:

- 4.3.13 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 acceptable and in accordance Policies D1, D2, D3, T2 and of the NHLP 2011-2031 and Sections 12 and 14 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 **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  Anne McDonald Determining Officer	Development Management North Hertfordshire District Council Council Offices Gernon Road Letchworth Herts SG6 3JF
Date: 26 November 2024	