

DELEGATED FILE NOTE

CASE OFFICER: ...Harriet Sanders.....

APPLICATION REFERENCE	BRIEF DESCRIPTION OF DEVELOPMENT	APPLICATION SITE
25/00013/FPH	Single storey side extension and relocation of main entrance to front of house following demolition of existing garage.	50 Browning Drive Hitchin Hertfordshire SG4 0QR

Submitted Plan Nos

001-00-01

1.0 Policies

D1	Sustainable design
D2	House exts, replcmnt dwellings outbuild
D3	Protecting living conditions

Notes:

- ☐ Representations - no objections have been received to this application.
- ☐ Relevant planning history
 - 21/01658/LDCP - Single storey rear extension, single storey side elevation porch, and insertion of roof lights to existing front elevation roofslope and dormer to existing rear elevation roofslope to facilitate conversion of loftspace into habitable accommodation. Granted 15/07/2021. Partially carried out.
- ☐ Planning constraints – none relevant to the site.
- ☐ Existing property:
 - 2-bedroom, semi-detached bungalow with a separate detached garage.
 - Sits on a corner plot of land at the far end of a cul-de-sac, and is set well back from the road.
 - Access is via a shared driveway from Browning Drive.
 - Site changes in gradient rising up from Browning Drive to the bungalow and sloping downwards at the rear. The garage sits at a lower level than the bungalow on the shared boundary with no 49.
- ☐ Surrounding area - the surrounding area is largely residential with a variety of similar bungalows, semi-detached and detached houses. There is a variety in the appearance of the streetscene and materials used.
- ☐ Proposal – consent is sought for “*Single storey side extension and relocation of main entrance to front of house following demolition of existing garage.*”
 - Proposed materials include light render to match adjacent properties and timber cladding, grey/black aluminium windows, roof tiles to match existing.
- ☐ Design - the proposed extension is a substantial addition to the property and will double the size of the existing ground floor. However, the proposal will replace the existing detached garage and fans outwards to the rear, reducing its overall impact on the streetscene.
 - Whilst the extension is large, it relates well to the host dwelling and adequate space remains around the proposal within the plot.
 - The overall design and appearance of the proposed extension relates adequately to the host dwelling and neighbouring properties.

- The proposal will be partially visible from the access from Browning Drive. No unacceptable harm will be caused to the character and appearance of the streetscene which is varied.
- The proposed materials are acceptable.
- Potential impact on neighbouring amenity
 - *impact on no 49:*
 - there is a change in levels between the application site and no 49 which sits at a lower level.
 - The extension will replace the existing detached garage which sits along the shared boundary but will project slightly forwards of the existing garage frontage creating a greater length of built form close to the boundary.
 - The extension will be single story and will be set off the boundary by approximately 0.8m. The height to the eaves of the extension will be similar to the height of the existing garage.
 - Due to the corner location, No 49 sits at an angle to no 50 with a garage adjacent to the garage at no 50.
 - The extension will not significantly alter the existing situation at the properties. The extension will be set off the boundary and will be a similar height to the existing garage. There will be some increase in the length of built form and a more consistent overall height than the existing situation. This will be more pronounced due to the change in levels at the site. However, no 49 is set away from the boundary and the area of potential impact would be the driveway. The degree of potential harm is not considered to be unacceptable.
 - The orientation of the site means there will be no overshadowing as a result of the proposal.
 - Due to the difference in levels at the site, it is considered reasonable to control the glazing of the side facing window to protect the privacy of the occupants of no 49 from potential overlooking.
 - *Impact on no 51*
 - The proposed works will be located away from the boundary with no 51 and no harm will be caused.
 - It is considered that overall, no unacceptable harm would be caused to the amenity of nos 49 and 51.
- Amenity for future occupiers – acceptable.
- Parking and access – the proposal does not generate the need for additional parking but will result in the loss of the existing garage. However there is adequate space to park on the driveway and on street parking provision.
- Conclusion - the application is therefore considered acceptable in planning terms and to comply with Local Plan policies D1, D2, D3 and T2 and the provisions of the NPPF.

☐ Recommendation - Grant conditional permission.

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 ground floor windows in the side elevation facing towards no 49 of the development hereby permitted shall be permanently glazed with obscure glass.

Reason: To safeguard the privacy of the occupiers of the adjacent dwelling and to comply with Policy D3 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: 26 March 2025	

