

DELEGATED FILE NOTE

CASE OFFICER: ...Andrew Hunter.....

APPLICATION
REFERENCE

BRIEF DESCRIPTION OF DEVELOPMENT

APPLICATION SITE

24/02731/FPH

Single storey rear extension. Alterations to fenestration

27 Kings Road

Hitchin

Hertfordshire

SG5 1RD

Submitted Plan Nos

2413-00 2413_01 2413_02

1.0 Policies

D1

Sustainable design

D2

House exts, replcmnt dwellings outbuild

D3	Protecting living conditions
SECN12	Achieving well-designed places
SP9	Design and Sustainability

2.0 **Site History**

- 2.1 21/00202/FPH - Insertion of rooflights to existing front elevation roofslope, insertion of dormer window to existing rear elevation roofslope and increase roof ridge height to facilitate conversion of loftspace into habitable accommodation (as amended by plans received 08.03.21) – Approved 10/03/21.

3.0 **Representations**

- 3.1 None received.

4.0 **Planning Considerations**

4.1 **Site and Surroundings**

- 4.1.1 The site is a two storey semi-detached dwelling with a pitched roof. Rear party boundaries are comprised of fences and the side walls of buildings. The site is in a residential area comprised of terraced and semi-detached dwellings.

4.2 **Proposal**

- 4.2.1 The erection of a single storey rear extension with a pitched roof behind a parapet, and a new ground floor side window.

4.3 **Key Issues**

- 4.3.1 The key material considerations are design, and neighbour amenity.

Design

- 4.3.2 There are no objections to the new side window. The extension is considered to be of a size, siting and design out of keeping with the character and appearance of the host dwelling. The extension would have limited to no visibility in the street scene, and will not harm its character. The design is acceptable. The proposal complies with Policies D1 and D2 of the adopted Local Plan, and Section 12 of the NPPF.

Neighbour amenity

4.3.3 The new window will face onto a blank side wall of No. 26, and will not cause loss of privacy and amenity. The extension will be a similar depth to the rear of attached neighbour No. 28, and will not harm its amenity.

4.3.4 The extension will also be a similar depth as the rear of neighbour No. 26, which does not have any openings on its facing side wall, therefore there will not be any adverse impacts on No. 26. The proposal complies with Policy D3 of the adopted Local Plan and Section 12 of the NPPF.

4.4 **Conclusion**

4.4.1 In the absence of material planning reasons to the contrary it is my view that planning permission is **GRANTED**.

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.

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  Shaun Greaves Determining Officer	Development Management North Hertfordshire District Council Council Offices Gernon Road Letchworth Herts SG6 3JF
Date: 17 January 2025	