

DELEGATED FILE NOTE

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

APPLICATION REFERENCE	BRIEF DESCRIPTION OF DEVELOPMENT	APPLICATION SITE
25/00722/FPH	Single storey side/rear extension (renewal of previously approved planning permission 21/02746/FPH granted 09.11.2021)	37 Lancaster Road Hitchin Hertfordshire SG5 1PD

Submitted Plan Nos

WPD6821/A/01/B WPD6821/A/10/B WPD6821/A/11/B WPD6821/A/12/B WPD6821/A/13/B

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 21/02746/FPH - Single storey side/rear extension – Approved 09/11/21.

2.2 21/02745/LDCP - Insertion of rooflights to existing front and dormers to existing side/rear roofslopes to facilitate conversion of loftspace into habitable accommodation – Approved 09/11/21.

2.3 00/01752/1HH - Single and first floor rear extensions – Refused 06/03/01.

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 terraced dwelling with a pitched roof. Rear party boundaries are 1.8m fences, and walls. The site is in a residential area comprised of terraced, detached and semi-detached dwellings.

4.2 **Proposal**

4.2.1 The erection of a single storey rear extension with a flat roof which would replace an existing rear projection.

4.3 **Key Issues**

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

Design

- 4.3.2 The rear extension would be a small addition to the dwelling that is considered to be of a design in keeping with its character and appearance. Due to its small size and rear location the extension will not affect the wider locality. 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 rear extension will not harm the amenity of one neighbour No. 38 as that dwelling projects beyond the end of the proposed rear extension on the boundary, and the facing side wall of No. 38 does not include any openings. The proposed extension will therefore be completely obscured from No. 38.
- 4.3.5 The extension will be more visible from other neighbouring dwelling No. 36. The extension will not however affect the rearmost ground floor elevation of a single rear extension to that dwelling as the proposed extension will be of a similar depth.
- 4.3.6 No. 36 has a rear outrigger behind its rear extension, that has three ground floor openings the proposed extension would be visible from. The extension will not affect light to these openings any more than the existing situation as they are largely in shade for most, if not all, of the time due to being to the north of Nos. 36 and 37 and in a small mostly enclosed area.
- 4.3.7 Outlook from the windows is also significantly limited by a boundary fence which is nearly the same height as the tops of those windows. The proposed extension would be higher than the fence, however it would be single storey with a flat roof and would not be considered to be materially harmful to the outlook from the openings. Further material considerations in support of the extension are the recently expired planning permission 21/02746/FPH was for the same extension that would result in the same impacts, and permitted development would allow for a similar extension in that location. Impacts on amenity are acceptable. 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.

Proactive Statement:

1. 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: 1 May 2025	

