

DELEGATED FILE NOTE

CASE OFFICER: ...Thomas Howe.....

APPLICATION REFERENCE	BRIEF DESCRIPTION OF DEVELOPMENT	APPLICATION SITE
25/00700/FPH	Two storey side extension following removal of existing shed alterations to rear conservatory to include pitched roof and insertion of rooflights. Alterations to fenestration.	94 Swinburne Avenue Hitchin Hertfordshire SG5 2QZ

Submitted Plan Nos

Location Plan HM-24663-01 HM-24663-02

1.0 Policies

D1	Sustainable design
D2	House exts, replcmnt dwellings outbuild

D3	Protecting living conditions
T1	Assessment of transport matters
T2	Parking
SECN12	Achieving well-designed places
SECN14	Meeting climate change,coastal,flooding

2.0 **Site History**

- 2.1 21/03062/FPH - Retention of decking area adjacent to rear, above ground pool and erection of a wooden gate/fence to front drive – Conditional Permission
- 2.2 15/01652/1HH - Single storey side extension with continuation mono pitch roof to existing front porch following demolition of existing detached garage – Conditional Permission

3.0 **Representations**

- 3.1 **Neighbour Consultation** – None received.

4.0 **Planning Considerations**

4.1 **Site and Surroundings**

- 4.1.1 No. 94 comprises a semi-detached two storey dwelling off Swinburne Avenue, Hitchin.

4.2 **Proposal**

- 4.2.1 Planning Permission is sought for the erection of a two-storey side extension following the removal of an existing shed and for alterations to a rear conservatory to include a pitched roof and the insertion of rooflights. Alterations to fenestration.

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 area.
- The impact that the proposed development would have on the living conditions of neighbouring properties.
- The impact that the proposed development would have on car parking provision in the area.
- The impact that the proposed development would have on the environment.

Design and Appearance:

4.3.2 Policy D1 of the Local Plan states that development will be granted provided the design of the development appropriately and positively responds to the site's local context together with other criteria to encourage a positive and sustainable form of development. Policy D2 of the Local Plan requires extensions to houses and the erection or replacement of buildings 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 extension would be set behind a large gate to the side of the dwelling, and due to its two storey scale would be visible from the public realm along Swinburne Avenue. Due to the set-down nature of the extension, and its use of complementary built form and materials of construction, I consider that the extension would be a subservient and sympathetic addition to the dwelling. Swinburne Avenue comprises a mixed street scene with dwellings of varying sizes, and I therefore consider that the proposed extension would not appear out of place and would not detract from the appearance of the road. Alterations to fenestration and the introduction of a pitched roof to the conservatory including rooflights would not significantly alter the appearance of the dwelling as viewed from the street scene and the public realm. They would use complementary materials of construction and appearance to be sympathetic to the host dwelling.

4.3.4 The proposed development is therefore considered to be in compliance with Policies D1 and D2 of the Local Plan and the core principles set out within Section 12 of the National Planning Policy Framework. The design and appearance are therefore acceptable.

Impact on Neighbouring Properties:

4.3.5 Policy D3 of the Local Plan permits development that does not result in unacceptable harm to the amenity of neighbouring occupiers and where necessary encourages the use of mitigation measures to reduce these impacts. This is generally reflected by the provisions within the National Planning Policy Framework.

4.3.6 The proposed extension would be adjacent to the flank elevation of No. 92, but would not extend beyond the rear of this neighbour. An obscured window may experience some loss of light or dominance, however, this appears to serve a bathroom, rather than a primary habitable space, and therefore, I do not consider that this would be objectionable. Some increase in bulk from the rear extension would result in an acknowledge impact on light and dominance to No. 96, however, due to the existing

nature of the extension, I do not consider that this impact would be objectionable. Alterations to fenestration, and the proposed alterations to the dwelling including the extension are not considered to allow for unacceptable overlooking and losses of privacy when compared to the existing window arrangement. Therefore, the impacts to neighbour amenity are acceptable. No neighbour objections were received.

- 4.3.7 Given the above, it is considered that the proposed development would result in no unacceptable detrimental impact upon neighbouring occupiers and is therefore compliant with Policy D3 of the local plan and the aims of the National Planning Policy Framework.

Highways and Parking:

- 4.3.8 The proposed development would be served by a minimum of two parking spaces that are off-street, therefore impacts to parking provision locally would not be harmful.

Environmental Implications:

- 4.3.9 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.

Biodiversity Net Gain:

- 4.3.10 This is a householder application which is exempt from BNG Legislation defined under article 2(1) of the Town and Country Planning (Development Management Procedure) (England) Order 2015.

4.4 **Conclusion**

- 4.4.1 The proposed development is considered acceptable and is considered to comply with the necessary provisions of the Local Plan policies and the National Planning Policy Framework. Grant conditional permission.

4.5 **Alternative Options**

- 4.5.1 None applicable.

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  Anne McDonald	Development Management North Hertfordshire District Council Council Offices Gernon Road Letchworth Herts SG6 3JF
Determining Officer Date: 1 May 2025	

