

DELEGATED FILE NOTE

CASE OFFICER: ...Alex Howard.....

APPLICATION REFERENCE	BRIEF DESCRIPTION OF DEVELOPMENT	APPLICATION SITE
25/01294/FPH	Part two storey and part first floor rear extension. Raise existing rear of garage roof to facilitate partial conversion of garage into habitable accommodation. Alterations to existing fenestration to include creation of front entrance.	97 Willian Road Hitchin Hertfordshire SG4 0LS

Submitted Plan Nos

Location Plan PL03 PL04 PL13A PL14A

1.0 Policies

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

2.0 **Planning History**

2.1 None.

3.0 **Representations**

3.1 **Site Notice and Neighbour Consultation** – Representation received from 19 Granville Road, objecting to the proposal on the following grounds (summary):

- Proposed second floor windows will directly overlook the garden and rear facing rooms, resulting in loss of privacy.
- Proposed extension will block significant amount of light to gardens and rear facing rooms, especially in the afternoon.
- Proposed extension will be visually overbearing and alter the peaceful character of the property.
- Concerns over impact of construction activity and noise on ability to work from home and on pets.
- Requested that permission be refused or the scheme be amended to be no more than single storey, obscured or removed second floor windows, enhanced boundary screening at the rear, and imposing control on construction times to limit disruption.

4.0 **Planning Considerations**

4.1 **Site and Surroundings**

4.1.1 The site is a link-detached dwelling on a spacious plot located on the north side of William Road, Hitchin.

4.2 **Proposal**

4.2.1 Planning permission is sought for the erection of a part two storey and part first floor rear extension. Raise existing rear of garage roof to facilitate partial conversion of garage into habitable accommodation. Alterations to existing fenestration to include creation of front entrance.

4.3 **Key Issues**

4.3.1 The key considerations are design and the impact on the amenities of neighbouring properties.

Design

4.3.2 Policy D1 of the Local Plan states that planning permission will be granted provided that development responds positively to the site's local context in addition to other criteria. Policy D2 of the Local Plan states that planning permission for house extensions will be granted if the extension is sympathetic to the existing house in

height, form, proportions, roof type, window details, materials; the orientation of the main dwelling and if it does not dominate adjoining properties. These considerations are echoed in Section 12 of the NPPF.

- 4.3.3 The proposal incorporates several elements. The primary element is the proposed part two-storey and part first floor rear extension, which is partially sited atop the existing single-storey ground floor element. The extension would square off the rear elevation at two-storey and be no deeper than the existing single-storey element, measuring approx. 3.4m deep and 7.7m wide, with a generous half hipped roof measuring approx. 4.0m to eaves and 8.2m to ridge. The part two storey and part first floor element has been designed to largely resemble the form and scale of the rear element at No.99 Willian Road immediately to the east. The proposal would also incorporate an increase in height of the rear part of the flat roof garage from approx. 2.7m to 3.2m, to facilitate its conversion into habitable accommodation. Lastly, the proposal would see alterations to existing fenestration across the property, including a new front door on the principal elevation. The extensions and alterations to the property would be finished in matching facing brickwork/render, clay pantiles and white uPVC windows and doors.
- 4.3.4 It is considered that the design of the proposal is acceptable in planning terms. The proposed part two/part first floor extension has been appropriately designed in scale and form to resemble that of the rear element at No.99, which has sought to match the host dwellings eave and ridge heights, incorporate a generous half-hipped roof to match the front facing roof slope and be no deeper than the existing single-storey extension at the site. The use of the half hipped roof and matching eave/ridge heights will ensure that the extension is a subordinate addition to the property, with matching materials also ensuring that the scheme is sympathetic in character and appearance. As two-storey rear extensions go, this general depth and scale is considered suitable. The proposed increase in height of the rear part of the garage by 0.5m, and the alterations to the fenestration including a new front door on the principal elevation instead of the side, are considered modest changes and are acceptable.
- 4.3.5 Whilst it is noted that the neighbour to the north of the site has objected to the scheme and requested that the proposal be amended to single storey, for the reasons set out above, this is not considered a reasonable request as the proposal is acceptable in design terms.
- 4.3.6 The proposal is therefore deemed acceptable in design terms and in accordance with Policies D1 and D2 of the Local Plan and Section 12 of the NPPF.

Impact on Neighbours

- 4.3.7 Policy D3 of the Local Plan states that planning permission will be granted for development proposals which do not cause unacceptable harm to living conditions.
- 4.3.8 The property benefits from three neighbours, No.95 and No.99 Willian Road to the west and east, and No.19 Granville Road to the north. The proposed increase in the height of the rear part of the garage by 0.5m, and the alterations to the fenestration including a new front door on the principal elevation instead of the side, are modest changes that will not result in any harm to neighbour amenity.
- 4.3.9 The proposed part two-storey and part first floor rear extension, given its two-storey nature and scale, has the potential to result in some amenity impacts. In respect of No's 95 and 99 Willian Road, which are the immediate neighbours either side, it is

considered that whilst the two-storey rear element will be visible from these properties, owing to the subordinate design of the proposed rear element with its low eaves heights and generous half hipped roof form, coupled with the suitable separation distance between the proposed extension and the neighbouring properties boundaries (approx. 2.0m to No.95 and approx. 2.8m to No.99), is such that this element of the proposal is unlikely to result in any materially adverse harm to the reasonable living conditions and well-being of these neighbours, with respect to overdominance, overlooking, loss of daylight/sunlight.

- 4.3.10 The neighbour to the north at No.19 Granville Road has objected to the scheme largely on the basis of harm to neighbour amenity. These comments will be addressed in turn. Regarding the concerns raised around loss of privacy resulting from the proposed first floor rear windows on the extension, it is acknowledged that the existing first floor window serving the 3rd bedroom is approx. 41.0m away from the rear elevation of this neighbour. The proposed first floor windows serving the 1st and 4th bedroom would be approx. 37.8m away, which is a substantial distance and is unlikely to give rise to material loss of privacy when compared to the existing arrangement. It is therefore not reasonable to request that these windows be omitted from the scheme or obscured. Regarding the comments raised around loss of light, given the aforementioned significant distance between the proposed extension and the neighbour to the north and its subordinate design relative to the host dwelling, the scheme will not result in any adverse loss of daylight/sunlight. With respect to the comments raised around the extension being visually overbearing, this is not a view shared by Officers. The scheme has been well designed as set out in the earlier parts of this report, and will not be visually overbearing, especially when one considers that the rear extension will appear as a natural enhancement to the property which respects its form, ridge/eave heights and external appearance, which has resembled the form of No.99 Willian Road and is considered acceptable. With respect to the concerns regarding construction impacts/noise on pets and the ability to work from home, construction related impacts are inherently temporary and are therefore not a reasonable means to object to proposals. The Council can seek to implement an informative that encourages the applicants to carry out construction works during the best practise guidelines. As such, based on the above considerations, Officers are of the view that it is unlikely that the development will result in any harm to the reasonable living conditions and amenity of this neighbour, with respect to overdominance, overlooking/loss of privacy, loss of daylight/sunlight. Therefore, the Council have not sought amended plans as the development is considered acceptable in its impact on neighbour amenity.

- 4.3.11 Therefore, the proposal will not cause unacceptable harm to living conditions, in line with Policy D3 of the Local Plan.

Biodiversity Net Gain

- 4.3.12 The proposal is exempt from the mandatory 10% BNG.

4.4 Conclusion

- 4.4.1 The proposal is considered acceptable in planning terms and in accordance with Policies D1, D2 and D3 of the Local Plan, as well as Section 12 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.

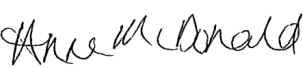
Reason: To ensure the development is carried out in accordance with details which form the basis of this grant of permission.

3. The extensions and alterations 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: 23 July 2025	

