

DELEGATED FILE NOTE

CASE OFFICER: ...William Thompson.....

APPLICATION REFERENCE	BRIEF DESCRIPTION OF DEVELOPMENT	APPLICATION SITE
24/02259/FPH	Single storey front porch extension. Insertion of ground floor front bay window and side window following removal of existing garage doors to facilitate conversion of garage into utility and study.	81 Benslow Lane Hitchin Hertfordshire SG4 9RA

Submitted Plan Nos

Location Plan 39 100 39 101

1.0 Policies

D1 Sustainable design

D2 House exts, replcmnt dwellings outbuild

D3 Protecting living conditions

T2 Parking

SECN12 Achieving well-designed places

SECN14 Meeting climate change,coastal,flooding

2.0 **Relevant Site History**

2.1 01/00775/1HH – First floor side extension

Conditional Permission

3.0 **Representations**

3.1 **Site and Neighbour Consultation** – No response has been received from neighbours.

4.0 **Planning Considerations**

4.1 **Site and Surroundings**

4.1.1 The property is a detached dwelling located on the northern side of Benslow Lane, Hitchin. Gardens exist to the front and rear, along with a driveway.

4.2 **Proposal**

4.2.1 Single storey front porch extension. Insertion of ground floor front bay window and side window following removal of existing garage doors to facilitate conversion of garage into utility and study.

4.2.2 Materials are mostly set to match existing.

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 impact on the character and appearance of the area.
- The impact of the proposed development on the living conditions of neighbouring properties.
- Access and parking matters.
- The impact of the proposed development on the environment.

Design and Appearance:

4.3.2 Policy D1 of the Local Plan requires that development proposals respond positively to the site's local context, retain existing vegetation and minimise the visual impact of street furniture and parking provision. Policy D2 of the Local Plan requires extensions to houses 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 front porch extension and bay window are considered to be of a size and design in keeping with the character and appearance of the host dwelling and will be of a comparable size and design to other single storey front projections of nearby dwellings and will have limited and acceptable impacts on the locality. The proposed additional side elevation window will face only the path to the garden which is obscured by a fence and trees. The materials are set to match existing, with the exception of a contemporary aluminium door. The design is therefore acceptable. The proposal complies with Policies D1 and D2 of the Local Plan and Section 12 of the NPPF.

Impact on Neighbouring Properties:

4.3.9 No objections have been received from neighbouring properties.

4.3.8 The proposed porch and bay window will be of a small size and will be set away from habitable rooms of the closest dwellings, and as such will not harm amenity. Similar bay window and front porch designs exist on the road. As the view from the proposed side elevation window is obscured by a fence and trees, there will not be harm caused by overlooking. Impacts on amenity are acceptable. The proposal complies with Policy D3 of the Local Plan.

Highways and Parking:

4.3.14 The proposal does not include an increase in bedrooms and, therefore, does not warrant a change in parking provision, per Policy T2 of the NHLP.

Environmental Implications

- 4.3.15 The proposed development is not large enough in scale to cause 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:

- 4.3.16 This is a form of development which is exempt from BNG Legislation, defined under article 2(1) of the Town and Country Planning (Development Management Procedure) (England) Order 2015 due it falling under the scope of the 'de minimis' exemption.

4.4 **Conclusion**

- 4.4.1 The proposed development is considered acceptable and in accordance Policies D1, D2, D3, T2 of the NHLP 2011-2031 and Sections 12 and 14 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.

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: 3 December 2024	