

DELEGATED FILE NOTE

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

APPLICATION REFERENCE	BRIEF DESCRIPTION OF DEVELOPMENT	APPLICATION SITE
24/02234/FPH	Single storey side extension replacement roof above existing conservatory and installation of external cladding to existing rear dormer window.	31 Grovelands Avenue Hitchin Hertfordshire SG4 0QU

Submitted Plan Nos

SC-2005118-01 SC-2005118-02

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**

09/01042/1PUD - Dormer window in rear roofslope; rear conservatory linking existing garage to main dwelling to facilitate use as habitable room; alterations to garage roof; insertion of velux windows in front roofslope.

Granted

3.0 **Representations**

3.1 **Site and Neighbour Consultation** – None received.

4.0 **Planning Considerations**

4.1 **Site and Surroundings**

4.1.1 The application site comprises of a semi-detached, chalet bungalow residential dwelling with attached garage and single storey rear extension. Gardens exist to both the front and rear of the property along with a driveway.

4.2 **Proposal**

4.2.1 Single storey side extension and replacement roof above existing conservatory and installation of external cladding to existing rear dormer window.

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 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 side extension would be set forward of the existing extension but would remain set back from the front elevation of the host dwelling. The width of the proposed extension would match the existing garage. The roof would take a dual pitched design with 1no. rooflight on the front roofslope and 2no. rooflights on the rear roofslope of the replacement roof. Materials for the proposed extension and replacement roof are set to match existing with facing brickwork for the walls and concrete interlocking tiles for the roof. The proposed side extension would be approx. 3.6m in height and extend approx. 3.4m from the existing garage.

4.3.4 The proposed cladding on the rear dormer window would have a Cedral finish and the colour is yet to be determined subject to condition 12.

4.3.4 Overall, the proposal is deemed acceptable in design terms, in accordance with Policies D1 and D2 of the Local Plan.

Impact on Neighbouring Properties:

4.3.5 A core planning principle set out in the NPPF is to always seek to secure a good standard of amenity for all existing and future occupants of land and buildings. This principle is reflected in the provisions of Policy D3 of the NHLP.

4.3.6 Regarding no.29, the proposed extension would add 3.4m of built form along the boundary line; however, this would be along their driveway and not affect the front entrance of the dwelling. Additionally, the area is already shaded and used to build form from the existing dwelling. The replacement roof would make the front of the side extension a maximum of approx. 1.1m taller; however, as it is a pitched roof, the harm in terms of dominance and shading would not be unacceptable.

4.3.7 Regarding no.33, the addition of cladding and the replacement roof would be visible but would not cause unacceptable harm in terms of dominance or shading due to the roof being pitched and set back from the boundary by approx. 3.4m.

4.3.7 As such, the proposal would not cause unacceptable harm to living conditions, in line with Policy D3 of the Local Plan.

Highways and Parking:

4.3.7 The proposed development does not include an increase in the number of bedrooms, therefore there would be no car parking issues arising from the proposed development, per policy T2 of the NHLP.

Biodiversity Net Gain (BNG)

4.3.8 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.

Environmental Implications:

4.3.9 Section 14 of the NPPF sets out how the planning system should support the transition to a low carbon future. The principles set out in Section 14 are reflected in Policy D1 of the North Herts Local Plan, which sets out that development proposal should take all reasonable opportunities to reduce energy consumption and waste, retain existing vegetation and propose new appropriate planting, and future proof for changes in technology and lifestyle.

4.3.10 The proposed development, 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 and Policy D1.

4.4 **Conclusion**

4.4.1 The proposed development is considered acceptable and in accordance with Policies SP1, SP9, D1, D2 and D3 of the NHLP 2011-2031 and Sections 2, 12 and 14 of the NPPF 2023.

4.5 **Alternative Options**

4.5.1 N/A

4.6 **Pre-Commencement Conditions**

4.6.1 Applicant has agreed to condition “C012 – Std materials condition – Samples” via e-mail.

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. Details and/or samples of materials to be used on all external elevations and the roof of the development hereby permitted shall be submitted to and approved in writing by the Local Planning Authority before the development is commenced and the approved details shall be implemented on site.

Reason: To ensure that the development will have an acceptable appearance which does not detract from the appearance and character of the surrounding area and to comply with Policy D1 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: 3 December 2024	