

DELEGATED FILE NOTE

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

APPLICATION REFERENCE	BRIEF DESCRIPTION OF DEVELOPMENT	APPLICATION SITE
25/01313/FPH	Single storey rear extension and installation of first floor side window.	31 Benslow Rise Hitchin Hertfordshire SG4 9QX
<u>Submitted Plan Nos</u>		
LocationPlan B290352-1000A B290352-1100A B290352-1200A B290352-3000B B290352-3100B B290352-3200A		

1.0 Policies

D1	Sustainable design
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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 **Site History**

2.1 None relevant

3.0 **Representations**

3.1 **Neighbour consultations** – None received.

4.0 **Planning Considerations**

4.1 **Site and Surroundings**

- 4.1.1 The site is a detached, two-storey dwelling on the north side of Benslow Rise, Hitchin. The site benefits from a driveway, a garage and front and rear gardens.

4.2 **Proposal**

- 4.2.1 Single storey rear extension and installation of first floor side 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 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

- 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 rear extension would have a width of 4.0m, a depth of 3.5m and have a flat roof with a height of 3.0m. No part of the proposed extension would extend beyond the side or rear most wall of the existing dwelling. The proposal includes 1no. rooflight. The external materials would be red facing brick to match existing, fibreglass flat roof, aluminium framed windows and Crittall French glazed doors.
- 4.3.4 The proposed first-floor side elevation window would have obscure glazing and be 1.7m above floor level.

- 4.3.5 The submitted plans include solar panels to the front and left side elevation roof slopes. These are included for completeness as this development would constitute permitted development.
- 4.3.6 In my view, the scale of the proposed works would be a sympathetic addition to the dwelling and would not be considered disproportionate. The proposed roof form and materials are considered sympathetic to the dwelling and would not result in an adverse effect on the character of the dwelling.
- 4.3.7 This is considered to be in line with Section 12 of the National Planning Policy Framework and Policies D1 and D2 of the Local Plan.

Impact on Neighbours

- 4.3.8 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.
- 4.3.9 Regarding no.33 Benslow Rise, the southern neighbour, the proposal would not extend beyond the existing rear element at no.31 in height or depth and the proposed first-floor side elevation window would have obscure glazing and be 1.7m above floor level; so, it is not considered that the proposal would result in unacceptable harm upon the no.33's living conditions, as there would not be unacceptable harm caused in terms of over dominance, shading or overlooking.
- 4.3.10 Regarding no.29a Benslow Rise, the northern neighbour, the proposal would not extend beyond the existing rear element at no.31 in height or depth and is set well away from the shared boundary line; so, it is not considered that the proposal would result in unacceptable harm upon the no.29a's living conditions, as there would not be unacceptable harm caused in terms of over dominance, shading or overlooking.
- 4.3.11 This development is therefore considered to be in accordance with Policy D3 of the NHLP and Section 12 of the NPPF.

Highways and Parking:

4.3.12 The proposal does not include an increase in the number of bedrooms. Therefore, with regard to Policy T2 of the NHLP, there would be no car parking issues arising from the development.

Environmental Implications

4.3.13 The proposed development would be consistent with the criteria set out in Policy D1 of the NHLP '*Sustainable Design*'. There are no other significant environmental implications as a result of the proposed development.

Biodiversity Net Gain:

4.3.14 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 None.

4.6 **Pre-Commencement Conditions**

4.6.1 None.

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 window at first floor level on the right side elevation of the development hereby permitted shall be permanently glazed with obscure glass.

Reason: To safeguard the privacy of the occupiers of the adjacent dwelling and to comply with Policy D3 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: 7 July 2025	