

DELEGATED FILE NOTE

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

APPLICATION REFERENCE	BRIEF DESCRIPTION OF DEVELOPMENT	APPLICATION SITE
25/00449/FPH	Part first floor front and part first floor side extension incorporating front dormer window. (as a variation of planning permission 24/01491/FPH granted 13.08.2024)	31 Bradway Whitwell Hitchin Hertfordshire SG4 8BE

Submitted Plan Nos

6100-ORD-1 6100-ORD-2 6100-E01 6100-P01A

1.0 Policies

D1 Sustainable design

D2 House exts, replcmnt dwellings outbuild

D3 Protecting living conditions

T2 Parking

SECN12 Achieving well-designed places

SECN9 Promoting sustainable transport

2.0 **Site History**

2.1 24/01491/FPH - First floor side extension incorporating front dormer window. – Conditional Permission

2.2 21/01342/FPH - Single storey front extension with porch canopy and the erection of a detached double garage. Replace existing attached double garage doors with windows to facilitate conversion of garage into habitable accommodation – Conditional Permission

2.3 20/01012/LDCP - Single storey rear extension with internal alterations following demolition of existing rear conservatory - Granted

3.0 **Representations**

3.1 **Neighbour Consultation** – None received.

3.2 **Parish Council** – No representation.

4.0 **Planning Considerations**

4.1 **Site and Surroundings**

4.1.1 No. 31 comprises a two-storey dwelling off Bradway, a residential road in Whitwell.

4.2 **Proposal**

- 4.2.1 Planning permission is sought for the erection of a part first floor front and part first floor side extension incorporating a front dormer window. Works as a variation of planning permission 24/01491/FPH granted 13.08.2024.

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 application site benefits from an extant permission to erect a first-floor side extension and dormer window. The current application seeks to erect a larger, full height extension over the existing side projection, featuring an in-eaves dormer window to the principal elevation. Site levels run from the southern side of the site down to the northern end, with the proposed development sitting at the northern end of the dwelling. It is noted that the development would seek to significantly enlarge the dwelling, however, given the set-down of the main ridge, together with the levels of the road surrounding the dwelling and neighbouring dwellings, I do not consider that the proposal would appear as an unduly prominent or incongruous addition to the street scene. The built form would reflect the existing dwelling, and the in-eaves dormer would reflect a similar dormer window nearby. Sympathetic materials of construction, together with the similarity between the scheme with a nearby development would result in the development appearing as suitably in keeping with the local area and host dwelling. The grain of development found locally supports dwellings of small to large sizes, and I consider that the cumulative scale of existing and proposed enlargements would support the scale of development hereby proposed.

- 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 application site is neighboured to the south by No. 33 Bradway, and to the north by No. 29 Bradway. The siting of the extension is unlikely to result in harm to the occupiers at No. 33, and I therefore consider that a suitable relationship would be held with this neighbour. The development would sit adjacent to the flank elevation of No. 29, and given the lack of projection to the rear, I do not consider that window to the rear elevation of this neighbour would be significantly harmed. A modest projection would be achieved forward of this neighbour, however, the angle and orientation of dwellings is considered to mitigate this visual impact. Some visual impacts would arise for No. 49, to the rear and this is acknowledged, however, the separation distance to this neighbour, together with the siting of the extension, partially behind the bulk of No. 29 is considered to mitigate these concerns. No rear or side windows are proposed, and therefore, I do not consider that privacy impacts would arise to the rear or to adjoining neighbours. Outlook would be achieved to the front, however, the existing window arrangement and the distance to neighbours opposite is considered to mitigate these concerns. 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.

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  Sam Dicocco Determining Officer	Development Management North Hertfordshire District Council Council Offices Gernon Road Letchworth Herts SG6 3JF
Date: 8 April 2025	

