

DELEGATED FILE NOTE

CASE OFFICER: ...Harriet Sanders.....

APPLICATION REFERENCE	BRIEF DESCRIPTION OF DEVELOPMENT	APPLICATION SITE
24/02463/FPH	Two storey rear extension following demolition of existing outbuilding. Insertion of rooflights to existing front element roofslope to provide storage space at first floor level. Timber side storage and alterations to fenestration.	30 Uplands Avenue Hitchin Hertfordshire SG4 9NH

Submitted Plan Nos

PL-500A PL-499A PL-501A PL-505A PL-506A PL-507A

1.0 Policies

D1 Sustainable design

D2 House exts, replcmnt dwellings outbuild

D3 Protecting living conditions

T2 Parking

2.0 Site History

2.1 None at the property.

2.2 Neighbouring properties:

32 Uplands Ave - 18/00252/FPH – CP 12/03/2018.

34 Uplands Ave - 16/00250/1HH – CP 22/03/2016.

3.0 Representations

3.1 Neighbour consultation undertaken. One objection received raising the following concerns:

- ☐ Size, proportion and architectural character is totally out of style and radically different to the existing property.
- ☐ The property would be significantly overdeveloped.
- ☐ Overbearing and impeding view and light from the house and garden.
- ☐ Ground and first floor views from property severely obstructed.
- ☐ Elevated position of the road means chalet style design was probably originally intended to keep the roofing levels as low as possible.

4.0 Planning Considerations

4.1 Site and Surroundings

4.1.1 No 30 is a two storey, semi detached chalet bungalow located on the south side of Uplands Avenue within a predominately residential area of Hitchin. The property has a detached single garage located at the rear. There is onsite parking at the front.

4.1.2 Uplands Avenue rises gradually from east to west. However, the roofline of no 32 appears to be at a similar height to no 30 although the driveway of no 32 sits at a slightly lower level.

- 4.1.3 The surrounding streetscene is varied with a mix of chalet style bungalows and two storey dwellings. The neighbouring semi detached pair of chalet bungalows nos 32 and 34 have been extensively extended to the rear.

4.2 Proposal

- 4.2.1 Consent is sought for:

“Two storey rear extension following demolition of existing outbuilding. Insertion of rooflights to existing front element roofslope to provide storage space at first floor level. Timber side storage and alterations to fenestration.”

- 4.2.2 Materials – roof tiles and brick to match existing. Grey aluminium bifold doors. Grey aluminium windows at rear. Timber fencing and gate.

4.3 Key Issues

- 4.3.1 The key issues for consideration are:

- 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 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 proposal would result in a substantial addition to the rear of the property. Local Plan Policy D2 requires extensions to be sympathetic to the main dwelling in terms of scale and form. The proposal fails to meet this criteria as it is a substantial addition and will alter to overall appearance of the rear of the property from a chalet style design to a two storey rear addition.
- 4.3.4 Where a proposal fails to meet policy requirements, consideration needs to be given to the degree of harm that would be caused by the non compliance and whether that harm would be acceptable in certain circumstances.
- 4.3.5 The proposed extension would be located at the rear of the property. Whilst it would be partially visible from the street at an oblique angle, it would not have a significant impact on the overall appearance of the streetscene. The overall appearance of the chalet bungalow style would be maintained at the front of the property facing onto the street. The streetscene is

varied and the adjacent properties at nos 32 and 34 have similar additions. Therefore, whilst the proposal would not be in keeping with the host dwelling in terms of scale and form, the degree of harm caused would be modest and considered to be unobjectionable.

- 4.3.6 The proposed alterations to openings, rooflights and store are modest alterations/additions and would be acceptable in terms of design and appearance.
- 4.3.7 The proposed materials of brick and tile to match the existing would help to link the proposed addition to the host dwelling. The grey bifold door and windows are not in keeping with the host dwelling but are located at the rear and would not cause harm to the streetscene.
- 4.3.8 The proposed development is considered to be unobjectionable in terms of design and appearance.

Impact on Neighbouring Properties

- 4.3.9 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.

Potential Impact on No 28

- 4.3.10 No 28 is the attached neighbour to the application property. The proposal would extend to approximately 3m rearwards at ground floor and be set approximately 0.7m off the shared boundary. Due to the chalet style roof, the first floor rear projection would extend to approximately 5m in depth at the eaves height and 6.7m along the ridge line.
- 4.3.11 Nos 28 and 30 are a semi detached pair with steep sloping roofs with eaves down to the single storey level. The chalet roof style would result in the proposed extension at no 30 being more substantial and bulky at first floor level. Given the depth of the projection at first floor level, combined with the low sloping chalet style roof of no 28, the bulk and mass of the proposal would be substantial. This would result in an overbearing and dominating presence adjacent to no 28, causing harm to their amenity contrary to Local Plan Policy D3 and the provision of the NPPF.

Potential Impact on No 32

- 4.3.12 The proposed two storey extension would be set approximately 3m off the shared boundary with no 32 and would not project beyond the rear building line of the neighbouring property. Due to the distance off the boundary, no unacceptable harm would be caused. The side facing store would be approximately 1.9m in height and set over 1m off the shared boundary and would not cause harm to the amenity of no 32.

Highways and Parking

- 4.3.13 The proposed development would result in the loss of the existing garage. However, there is ample on site parking on the driveway. No alteration to the access is proposed. The development would therefore be acceptable in terms of highways and parking.

Environmental Implications

- 4.3.14 The proposed development would be relatively small in scale and 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

- 4.3.15 This development would not subject to the statutory Biodiversity Gain Plan condition if minded to approve because householder applications are exempt in respect of the biodiversity gain condition, under the statutory exemptions (<https://www.gov.uk/guidance/biodiversity-net-gain-exemptdevelopments>).

Objection Received

- 4.3.16 Considered to have been addressed in the discussion above.

4.4 Conclusion

- 4.4.1 Due to the depth of the two storey rear projection at first floor level, combined with the chalet bungalow style roofs of the semi detached pair, the bulk and mass of the two storey rear extension would result in an overbearing and dominating presence adjacent to no 28. This would cause unacceptable harm to the amenity of no 28, contrary to Local Plan Policy D3 and the provisions of the National Planning Policy Framework (2024).

4.5 Alternative Options

- 4.5.1 None applicable.

4.6 Pre-Commencement Conditions

- 4.6.1 None applicable.

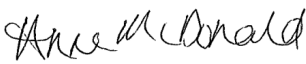
5.0 Recommendation

- 5.1 That planning permission be REFUSED for the following reasons:

1. Due to the depth of the rear two storey projection at first floor level, combined with the chalet bungalow style roofs of the semi detached pair, the bulk and mass of the two storey rear extension would result in an overbearing and dominating presence adjacent to no 28. This would cause unacceptable harm to the amenity of no 28, contrary to Local Plan Policy D3 and the provisions of the National Planning Policy Framework (2024).

Proactive Statement:

Planning permission has been refused for this proposal for the clear reasons set out in this decision notice. The Council has not acted proactively through positive engagement with the applicant as in the Council's view the proposal is unacceptable in principle and the fundamental objections cannot be overcome through dialogue. Since no solutions can be found the Council has complied 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: 13 January 2025	