

DELEGATED FILE NOTE

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

APPLICATION REFERENCE	BRIEF DESCRIPTION OF DEVELOPMENT	APPLICATION SITE
24/02523/FPH	Part two storey and part single storey rear extension following demolition of existing rear element (as amended by plans rec'd 17 and 19 December 2024).	14 St Johns Road Hitchin Hertfordshire SG4 9JP

Submitted Plan Nos

1124 - 01 1124 - 02 1124 - 03 1124 - PL01A 1124 - PL02B 1124 - PL03 1124 - AP01 1124 - AP02

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 **Site History**

2.1 23/01830/FPH - Two storey rear extension following demolition of existing rear element – Conditional Permission 19 September 2023

2.2 10/00185/1HH - Part two storey and part single storey side extension following demolition of existing garage – Conditional Permission

2.2.1 12/01207/1 - Removal of condition 3 of planning permission 10/00185/1HH part two storey and part single storey side extension following demolition of existing garage granted permission 09/02/2010 – Unconditional Permission

3.0 **Representations**

3.1 **Neighbour Consultation** – None received.

4.0 **Planning Considerations**

4.1 **Site and Surroundings**

4.1.1 No. 14 comprises a semi-detached two-storey dwelling at the corners of St Johns Road and Newtons Way within a predominantly residential area in Hitchin.

4.2 **Proposal**

- 4.2.1 Planning permission is sought for the erection of a part two storey and part single storey height rear extension following the demolition of an existing rear extension. An amended scheme has been received to reduce the depth of the single storey element.

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 proposed development replicates the two-storey element previously approved under LPA ref. 23/01830/FPH and would seek to introduce a single storey element adjacent to the boundary with the shared neighbour. Given that the proposed development would feature built form, materials of construction and a layout similar to the existing dwelling and the grain of development found locally, I do not consider that unacceptable design impacts would arise. It is acknowledged that the cumulative scale of the extensions would substantially enlarge the dwelling, however, given the large plot size, I consider that the development would not result in the overdevelopment of the dwelling. Pebble dash is proposed to match the existing dwelling and plain roof tiles are proposed to match existing. This is considered to result in a sympathetic form of development. It is acknowledged that the proposal would combine with the existing two storey side extension, and would cumulatively enlarge the original dwelling substantially. Given that the grain of development locally comprises both smaller and larger dwellings, I consider that the local area suitably hosts the scale of the proposed extension and would not appear out of place.
- 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 proposed development seeks to introduce a single storey adjacent to the boundary shared with No. 13. Initially, a full depth extension was proposed in this location, reaching approximately 4.7m in depth. This has since been dropped to 3.5m in depth and would feature a 3m tall flat roof. I consider that the reduced scheme would suitably mitigate amenity concerns and would not result in unacceptable dominance or losses of light. No side windows are proposed to face into neighbouring curtilages at first floor level, though a ground floor side window would be introduced. I do not consider that this would allow for unacceptable vantage points into neighbouring properties. Given that the dwelling is covered by a light colour pebble dash, I consider that light reflected from the extension would provide further mitigation of dominance for neighbours. The separation from the two storey element is also considered to mitigate concerns relating to dominance. 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.

3. The extension(s) hereby permitted shall be built in external materials to match the existing dwellinghouse unless otherwise agreed in writing by the LPA.

Reason: To protect the visual amenities of the locality and to comply with Policies D1 and D2 of the North Hertfordshire Local Plan 2011 to 2031.

Proactive Statement:

Planning permission has been granted for this proposal. The Council acted proactively through positive engagement with the applicant during the determination process which led to improvements to the scheme. 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 Determining Officer	Development Management North Hertfordshire District Council Council Offices Gernon Road Letchworth Herts SG6 3JF
Date: 19 December 2024	