

DELEGATED FILE NOTE

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

APPLICATION REFERENCE	BRIEF DESCRIPTION OF DEVELOPMENT	APPLICATION SITE
25/00541/FPH	Single storey rear extension.	160 Bearton Road Hitchin Hertfordshire SG5 1UA

Submitted Plan Nos

Location Plan HM-24660-02 HM-24660-03

1.0 Policies

D1	Sustainable design
D2	House exts, replcmnt dwellings outbuild

D3	Protecting living conditions
T1	Assessment of transport matters
T2	Parking
SECN12	Achieving well-designed places
SECN14	Meeting climate change,coastal,flooding

2.0 **Site History**

2.1 20/00756/FPH - Single storey front and rear extensions, two storey side extension, insertion of dormer windows to existing rear elevation and alterations to openings

3.0 **Representations**

3.1 **Neighbour Consultation** – None received.

4.0 **Planning Considerations**

4.1 **Site and Surroundings**

4.1.1 No. 160 comprises a semi-detached two storey dwelling to the north of Bearton Road in Hitchin. The existing dwelling benefits from a two-storey side extension, a single storey rear extension, and a dormer window.

4.2 **Proposal**

4.2.1 Planning permission is sought for the erection of a single storey rear extension.

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 As existing, the dwelling benefits from enlargements to the side and rear. The proposed extension would extend off the existing rear extension, featuring a flat, parapet roof adjoining the pitched roof above the eaves. I consider that this roof form would result in a somewhat disordinate and clunky built form that would fail to enhance the dwelling and would appear at odds with the existing dwelling. Therefore, I do not consider that the proposed appearance would be acceptable. Furthermore, the scale of the development would be at odds with design policies, failing to enhance the existing dwelling and resulting in a departure from the existing grain of development to this part of Hitchin.
- 4.3.4 The proposed development is therefore not 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 not considered to be 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 east by No. 161, an adjoining property, and to the west by No. 159. The proposed extension would, cumulatively extend approximately 6.8m beyond the rear extension of the dwelling, or 4m beyond the existing rear elevation of No. 161. Due to the proposed height of the extension, together with its siting on the shared boundary, I consider that the proposed extension would result in an unacceptable sense of dominance for the occupants at No. 161, and whilst it is acknowledged that this neighbour benefits from an existing extension, the 4m depth on an attached neighbour's boundary would run contrary to the provisions of local policy seeking to protect the existing amenities of neighbours. No. 159 is a detached neighbour and benefits from a detached outbuilding immediately adjacent to the proposed extension. Given the presence of the outbuilding, I do not consider that the extension is likely to overbear these neighbours.
- 4.3.7 Given the above, it is considered that the proposed development would result in unacceptable detrimental impact upon neighbouring occupiers and is therefore not 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 not considered to be acceptable and is considered to run contrary with the provisions of Local Plan policies D1, D2 and D3 and the National Planning Policy Framework. Refuse permission.

4.5 Alternative Options

- 4.5.1 None applicable.

5.0 Recommendation

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

1. By reason of its excessive projection and unsympathetic design, the proposed single storey rear extension would not be sympathetic to the existing house in terms of scale and built form, and is therefore likely to result in an adverse impact on the visual amenities of the locality. The proposals would be contrary to the provisions of Policy D1 and Policy D2 of the North Herts Local Plan 2011 - 2031.
2. The proposed rear extension, by reason of its design and depth extending past the existing rear elevation would result in an unacceptable overbearing impact upon the occupiers of the adjoining neighbouring property (No. 161). The proposed development would fail to comply with Policy D3 of the North Hertfordshire Local Plan 2011-2031 and the core principles set out within 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  Sam Dicocco	Development Management North Hertfordshire District Council Council Offices Gernon Road Letchworth Herts SG6 3JF
Determining Officer Date: 15 April 2025	