

DELEGATED FILE NOTE

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

APPLICATION REFERENCE	BRIEF DESCRIPTION OF DEVELOPMENT	APPLICATION SITE
25/00280/FPH	Two storey side extension and replace existing attached garage door with a window and insertion of No.2 side windows to facilitate conversion of garage into habitable accommodation.	1 Elms Close Little Wymondley Hitchin Hertfordshire SG4 7HP

Submitted Plan Nos

1000 1001 1002 1003 1004

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 24/02734/FPH - Single storey side extension following demolition of existing attached garage

Conditional Permission

06/00765/1HH - Rear conservatory

Conditional Permission

3.0 **Representations**

3.1 **Neighbour Consultation** – None received.

Wymondley Parish Council – None received.

Natural, Historic and Built Environment – No Objection

4.0 **Planning Considerations**

4.1 Site and Surroundings

- 4.1.1 The site is a semi-detached, two-storey dwelling on the north side of Elms Close in a residential part of Little Wymondley, Hitchin. Gardens exist to the front and rear, along with a driveway and garage.

4.2 Proposal

- 4.2.1 Two storey side extension and replace existing attached garage door with a window and insertion of No.2 side windows to facilitate conversion of garage into habitable accommodation.

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 two-storey side extension would have a width of 3.5m, a depth of 7.5m to match the depth of the original dwelling and have a dual-pitched gable end roof with an eave's height of 5.0m and a peak of 7.4m both to match the existing dwelling. The single storey element on the principal elevation would be extended to match the width

of the two-storey extension and maintain its roof form. The garage door would be replaced with a window. The proposal would increase the proximity of the built form to the western boundary line from 2.6m to 1.8m. All external materials are set to match existing.

- 4.3.5 In my view, the scale of the proposed extension would be a sympathetic addition to the dwelling and would be considered proportionate and subservient. The proposed roof form and materials are considered sympathetic to the dwelling and wider street scene and would not result in an adverse effect on the character of the dwelling.
- 4.3.6 This is considered to be in line with Section 12 of the National Planning Policy Framework and Policies D1, D2 and D3 of the Local Plan.

Impact on Neighbours

- 4.3.7 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.
- 4.3.8 Regarding the industrial unit to the west, the proposed side elevation windows and increased proximity of built form to the shared boundary line would face a wall or the roof; so, there would be no impact in terms of overdominance, shading or loss of privacy.
- 4.3.9 Regarding, no.2 Elms Close, the adjoining neighbour, any changes would not be visible from this property so there would not be unacceptable harm in terms of overdominance, shading or loss of privacy.
- 4.3.10 Regarding the streetscene, the design and external materials are considered to be sympathetic to the original dwelling and wider streetscene.
- 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 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. 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  Shaun Greaves	Development Management North Hertfordshire District Council Council Offices Gernon Road Letchworth Herts SG6 3JF
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Determining Officer	
Date: 21 March 2025	