

DELEGATED FILE NOTE

CASE OFFICER: ...Tom Rea.....

APPLICATION
REFERENCE

BRIEF DESCRIPTION OF DEVELOPMENT

APPLICATION SITE

24/01418/FPH

Single storey rear extension following demolition of existing conservatory.
Alterations to fenestration

31 Gainsford Crescent
Hitchin
Hertfordshire
SG4 0QG

Submitted Plan Nos

PL.001 PL.002 PL.003 PL.004 PL.005 PL.006

1.0 Policies

D1	Sustainable design
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D2	House exts, replcmnt dwellings outbuild
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D3 Protecting living conditions

2.0 **Site History**

2.1 A rear conservatory has been erected presumably under permitted development rights.

3.0 **Representations**

3.1 Site Notice / Adjacent residents: No responses

4.0 **Planning Considerations**

4.1 **Site and Surroundings**

Semi-detached property located on the north side of Gainsford Crescent. External material include a reddish brown brick and grey pantile. White Upvc Georgian style windows.

4.2 **Proposal**

4.2.1 Single storey rear extension following demolition of existing conservatory. Alterations to fenestration (all windows to change colour to grey standard casements)

4.3 **Key Issues**

4.3 Design: The proposed parapet roof single storey rear extension would not be an unusual design for this rear elevation location. Acceptable – complies generally with Policies SP9, D1 and D2 of the Local Plan

Windows to grey. There are some other examples of properties in the locality with similar coloured fenestration. The area is not within a conservation area. The proposed design is an improvement on the existing Georgian glazing bar design.

4.3.2 Impact on neighbours – The proposal will replace an existing similar depth rear conservatory. Whilst there may be some increase in height along the boundary with No. 29 this would be no higher than the existing ridge to the conservatory. A shed exists along the boundary inside No. 29's garden. No material impact on occupiers of No. 33. Acceptable – complies with Policy D3 of the Local Plan

4.3.3 Parking – Acceptable – parking exists for at least two cars within the front curtilage. Complies with parking SPD and Appendix 4 of the Local Plan

4.3.4 Climate change – Acceptable – a small scale development that would have no impact on local climate change. Complies with Policy D1 and Section 14 of the NPPF.

4.3.5 BNG – this householder application is exempt under the Environment Act legislation from the requirement to provide BNG enhancements.

4.4 **Conclusion**
Acceptable.

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: 15 August 2024	