

DELEGATED FILE NOTE

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

APPLICATION REFERENCE	BRIEF DESCRIPTION OF DEVELOPMENT	APPLICATION SITE
24/01429/FPH	Single storey side/rear extension following demolition of existing detached garage.	1 Bunyan Close Pirton Hitchin Hertfordshire SG5 3RE

Submitted Plan Nos

2024- 056B 2024-057A Location Plan

1.0 Policies

D1 Sustainable design

D2 House exts, replcmnt dwellings outbuild

D3 Protecting living conditions

2.0 **Site History**

07/01365/1HH: Part two storey and part single storey rear extension. Approved 19/07/07. Implemented

3.0 **Representations**

3.1 Occupier of No. 3 Bunyan Close : Supports the application (as amended)

3.2 Pirton Parish Council: Pirton Parish Council has no objections to this application, but has some residual concerns.

The proposed extension appears, in part, to directly abut the boundary with the neighbouring property - are NHDC satisfied that the exterior can be properly maintained and there is adequate provision for water run-off ?

The extension also comes forward further than the current garage. We would think it unfortunate if that was repeated on the neighbouring property as it would give the appearance of linked properties. We believe that it would be better if the extension was set back a metre or so from the boundary.

We also are concerned about parking. With the garage removed and the extension coming forward, we feel that there may be insufficient off-road parking spaces and we would like NHDC to pay particular attention to this. There are several areas in the village where parking is an issue and Bunyan Close is one such. The road often has parked cars on both sides and access is restricted and sometimes problematic for larger vehicles (e.g. delivery vehicles).

4.0 **Planning Considerations**

4.1 **Site and Surroundings**

Semi-detached property located on the west side of Bunyan Close.

4.2 **Proposal**

Single storey side/rear extension following demolition of existing detached garage.

4.3 **Key Issues**

- 4.3 Design: The proposed flat roofed extension would replace an existing flat roofed garage and therefore there would be a similar appearance to this proposal as the existing when viewed from the road. A garage door would be retained – similar as existing. Materials would match existing. Acceptable – complies generally with Policies SP9, D1 and D2 of the Local Plan.

The PC has some concerns over a linked appearance if the adjoining neighbour were to do the same. However the houses are already linked by garages and the proposed extension is set well back from the road frontage well behind the front elevation of the house at No. 1.

Maintenance is a private matter and water run off a building control issue.

- 4.3.2 Impact on neighbours – The proposal will replace an existing garage located on the boundary. The amended plans shows no encroachment. Whilst there may be some increase in height along the boundary with No. 3 this would be limited. There would be no material impact on either adjacent occupiers. Acceptable – complies with Policy D3 of the Local Plan
- 4.3.3 Parking – Acceptable – parking would remain 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.

- 4.4 **Conclusion**
Acceptable in planning terms.

- 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. 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  Sam Dicocco Determining Officer	Development Management North Hertfordshire District Council Council Offices Gernon Road Letchworth Herts SG6 3JF
Date: 15 August 2024	