

DELEGATED FILE NOTE

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

APPLICATION REFERENCE	BRIEF DESCRIPTION OF DEVELOPMENT	APPLICATION SITE
24/02542/FPH	Single storey rear and side extensions. Alterations to roof including hip to gable roof extension and insertion of rear box dormer and front rooflights to create habitable space at first floor level.	113 Ninesprings Way Hitchin Hertfordshire SG4 9NX

Submitted Plan Nos

Location Plan C_22001_R2 C_22002_R2

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 None relevant

3.0 **Representations**

3.1 **Neighbour Consultation** – None received.

4.0 **Planning Considerations**

4.1 **Site and Surroundings**

4.1.1 The site is a semi-detached, bungalow dwelling on the east side of Ninesprings Way in a residential part of Hitchin. Gardens exist to the front and rear.

4.2 **Proposal**

4.2.1 Single storey rear and side extensions. Alterations to roof including hip to gable roof extension and insertion of rear box dormer and front rooflights to create habitable space at first floor level.

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 single storey side/rear extension would have a flat roof and a height of 2.8m, the visible width from the front elevation would be 2.4m; the depth along the side elevation would be 11.7m with a canopy and raised platform visible to the front, both having a depth of 1.3m and matching the visible width on the front elevation; the depth of the proposed extension from the rear wall would be 4.5m and the width along the rear elevation would be 7.9m. The proposed extension would be set back from the shared boundary line with no.111 Ninesprings Way by approx. 1m and run along the shared boundary line with no.115 Ninesprings Way. The depth of 4.5m is justified by precedent in the area and the sewer line running by the rear of the house which would affect foundations.

4.3.4 The proposed box dormer window would have a width of 6.6m, a maximum height of 2.5m and a maximum depth of 4.3m. The roof will be altered from a hipped to a gable to accommodate this. This alteration includes a side elevation window facing no.111 Ninesprings Way.

4.3.5 The external materials for both the proposed extension and box dormer window are set to be wood colour slated composite cladding board for the walls, epdm membrane for the flat roof and grey uPVC windows and front door. The existing windows would be changed to grey uPVC so that the finishes are consistent.

4.3.6 In my view, the scale of the proposed extensions and alterations to fenestration would be a sympathetic addition to the dwelling and would not be considered

disproportionate. 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.

- 4.3.7 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

- 4.3.8 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.
- 4.3.9 Regarding, no.115 Ninesprings Way, the adjoining neighbour, the proposal will add 4.5m of built form along the shared boundary line; however, most of this will be screened by the existing conservatory at this property which has a depth of 3.5m. The box dormer window has no side elevation windows. So, it is not considered that the proposed extension would result in unacceptable harm in terms of overdominance, loss of light or loss of privacy.
- 4.3.10 Regarding, no.111 Ninesprings Way, the non-adjoining neighbour, the proposed extension would be set back from the shared boundary by approx. 1m. The proposed extension would project past the rear wall; however, due to the modest height, flat roof and being set in from the boundary it is not considered that it would result in unacceptable harm in terms of overdominance or loss of light. The proposed works would have one side window at first floor level facing towards this property. This window would serve a bathroom, I therefore recommend a condition that this window is obscure glazed to protect neighbouring amenity and to mitigate loss of privacy.
- 4.3.11 The hip to gable alteration would unbalance the semi-detached pair; however, there is a mixture of hipped and gable roofs along the street scene; so, the alteration would not be unsympathetic to the location.
- 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 include an increase in the number of bedrooms from 2no. to 3no.; while this does not increase the number of parking spaces required, the proposed extension would reduce parking provision on the property by blocking the garage and reducing the size of the driveway. However, the amount of driveway space left available on the proposal is sufficient for 2 parking spaces. 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 window(s) at first floor level on the side elevation facing no. 111 Ninesprings Way of the development hereby permitted shall be permanently glazed with obscure glass.

Reason: To safeguard the privacy of the occupiers of the adjacent dwelling and to comply with Policy D3 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  Shaun Greaves Determining Officer	Development Management North Hertfordshire District Council Council Offices Gernon Road Letchworth Herts SG6 3JF
Date: 17 January 2025	