

DELEGATED FILE NOTE

CASE OFFICER: ...Andrew Hunter.....

APPLICATION REFERENCE	BRIEF DESCRIPTION OF DEVELOPMENT	APPLICATION SITE
24/02884/FPH	Single storey rear extension following partial demolition of existing garage. Alteration to fenestration to existing garage	34 Harkness Way Hitchin Hertfordshire SG4 0QL

Submitted Plan Nos

SC-20051204-01 Rev A SC-20051204-02

1.0 Policies

D1	Sustainable design
D2	House exts, replcmnt dwellings outbuild

D3	Protecting living conditions
SECN12	Achieving well-designed places
SECN9	Promoting sustainable transport
SP6	Sustainable transport
T2	Parking
SP9	Design and Sustainability

2.0 **Site History**

2.1 None.

3.0 **Representations**

3.1 **Neighbours** – The following comments were received from No. 36 Harkness Way:
☐ No objections.

4.0 **Planning Considerations**

4.1 **Site and Surroundings**

4.1.1 The site is a semi-detached chalet bungalow with a pitched roof. Rear party boundaries are fences and vegetation. The site is on lower ground levels than No. 36. The site is in a residential area comprised of detached and semi-detached dwellings.

4.2 **Proposal**

4.2.1 The erection of a single storey rear extension with a flat roof and a roof lantern which would be joined to a detached single garage, and a new side door into the garage. The plans also show the garage door being re-sited further into the garage, however this would not require planning permission as it would be an internal alteration.

4.3 **Key Issues**

- 4.3.1 The key material considerations are design, neighbour amenity, and parking.

Design

- 4.3.2 There are no objections to the new door. The extension is considered to be of a size, siting and design in keeping with the character and appearance of the host dwelling. The extension will be adequately linked to the garage. The extension would have limited to no visibility in the street scene, and will not harm its character. The design is acceptable. The proposal complies with Policies D1 and D2 of the adopted Local Plan, and Section 12 of the NPPF.

Neighbour amenity

- 4.3.3 The door will have no greater impacts than the existing garage and is acceptable. The extension will be small and set away from both neighbouring dwellings, and will not harm amenity. Impacts on amenity are acceptable. The proposal complies with Policy D3 of the adopted Local Plan and Section 12 of the NPPF.

Parking

- 4.3.4 The plans show the garage door would be re-sited into the interior of the garage, which will prevent its use as a parking space. This is however acceptable as the site will have at least two parking spaces which complies with minimum standards, and complies with Policy T2 of the Local Plan.

4.4 **Conclusion**

- 4.4.1 In the absence of material planning reasons to the contrary it is my view that planning permission is **GRANTED**.

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 Determining Officer	Development Management North Hertfordshire District Council Council Offices Gernon Road Letchworth Herts SG6 3JF
Date: 21 February 2025	