

DELEGATED FILE NOTE

CASE OFFICER: ...Thomas Howe.....

| APPLICATION<br>REFERENCE | BRIEF DESCRIPTION OF<br>DEVELOPMENT                                                                                                                   | APPLICATION SITE                                                  |
|--------------------------|-------------------------------------------------------------------------------------------------------------------------------------------------------|-------------------------------------------------------------------|
| 25/00073/FPH             | Part two storey and part single storey<br>rear extension as revision of previously<br>approved planning permission<br>24/00809/FPH granted 20.05.2024 | 20 Pulters Way<br><br>Hitchin<br><br>Hertfordshire<br><br>SG4 9JJ |

**Submitted Plan Nos**

LIVARCH / 20PW / 208   LIVARCH / 20PW / 207A   LIVARCH / 20PW / 206A   LIVARCH / 20PW / 205A  
LIVARCH / 20PW / 204A   LIVARCH / 20PW / 203A   LIVARCH / 20PW / 202A   LIVARCH / 20PW / 201A

**1.0   Policies**

D1                      Sustainable design

D2 House exts, replcmnt dwellings outbuild

D3 Protecting living conditions

T1 Assessment of transport matters

SECN12 Achieving well-designed places

SECN14 Meeting climate change,coastal,flooding

## 2.0 **Site History**

2.1 24/00809/FPH - Part two storey and part single storey rear extension – Conditional Permission

## 3.0 **Representations**

3.1 **Neighbour Consultation** – None received.

## 4.0 **Planning Considerations**

### 4.1 **Site and Surroundings**

4.1.1 No. 20 comprises a mid-terrace two storey dwelling off Pulters Way, Hitchin.

### 4.2 **Proposal**

4.2.1 Part two storey and part single storey rear extension as revision of previously approved planning permission 24/00809/FPH granted 20.05.2024.

4.2.2 Materials of construction would match existing, though a flat roof material is proposed to the ground floor element.

### 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 resultant impact on the character and appearance of the area.
- The impact that the proposed development would have on the living conditions of neighbouring properties.
- The impact that the proposed development would have on car parking provision in the area.
- The impact that the proposed development would have on the environment.

Design and Appearance:

4.3.2 Policy D1 of the Local Plan states that development will be granted provided the design of the development appropriately and positively responds to the site's local context together with other criteria to encourage a positive and sustainable form of development. Policy D2 of the Local Plan requires extensions to houses and the erection or replacement of buildings 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 development would be confined to the rear elevation of the dwelling, and would therefore be obscured from view from the public realm. It would feature materials to match, a hipped roof and small flat roofs to the sides at ground floor level. The depth is proposed to be approximately 3m, and the dwelling sits within a part of Hitchin where dwellings are of varying sizes. I therefore consider that the scale of development would fit suitably within the grain of development to this part of Hitchin. Given the use of sympathetic materials of construction and built form, I consider that the appearance of the development would be acceptable and would be suitably in keeping.

4.3.4 The proposed development is therefore considered to be in compliance with Policies D1 and D2 of the Local Plan and the core principles set out within Section 12 of the National Planning Policy Framework. The design and appearance are therefore acceptable.

Impact on Neighbouring Properties:

4.3.5 Policy D3 of the Local Plan permits development that does not result in unacceptable harm to the amenity of neighbouring occupiers and where necessary encourages the use of mitigation measures to reduce these impacts. This is generally reflected by the provisions within the National Planning Policy Framework.

4.3.6 The application site is neighboured to both sides by No. 19 and 21. The development would sit close to the boundaries shared with both neighbours. No. 19 benefits from a single storey rear extension of approximately 3m in depth. Given the presence of this extension, together with the set-in nature of the first floor extension and its modest depth, I do not consider that the extensions would overbear the occupants at No. 19. With regards No. 21, this neighbour is un-extended and is to the north and west of the site. The 3m depth of the ground and first floor extensions is considered to result in the development not occasioning unacceptable harm to the amenities of occupiers within this dwelling, and would therefore not overbear or overshadow this property. Outlook from the extensions would be to the rear and would therefore not allow for significant

overlooking when compared to the existing window arrangement. No neighbour objections were received.

- 4.3.7 Given the above, it is considered that the proposed development would result in no unacceptable detrimental impact upon neighbouring occupiers and is therefore compliant with Policy D3 of the local plan and the aims of the National Planning Policy Framework.

Highways and Parking:

- 4.3.8 The proposed development would be served by a minimum of two parking spaces that are off-street, therefore impacts to parking provision locally would not be harmful.

Environmental Implications:

- 4.3.9 The proposed development, by virtue of its limited scale in general terms together with the sustainable location would have no significant implications for the local environment in terms of carbon emissions and therefore would be generally in compliance with Section 14 of the NPPF.

Biodiversity Net Gain:

- 4.3.10 This is a householder application which is exempt from BNG Legislation defined under article 2(1) of the Town and Country Planning (Development Management Procedure) (England) Order 2015.

4.4 **Conclusion**

- 4.4.1 The proposed development is considered acceptable and is considered to comply with the necessary provisions of the Local Plan policies and the National Planning Policy Framework. Grant conditional permission.

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.

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| <div>Signed</div> <div></div> <div>Anne McDonald</div> | <div>Development Management<br/>North Hertfordshire District Council<br/>Council Offices<br/>Gernon Road<br/>Letchworth<br/>Herts<br/>SG6 3JF</div> |
| <div>Determining Officer</div> <div>Date: 4 March 2025</div>                                                                             |                                                                                                                                                     |